



**Connells**

Blaydon Road  
Luton



### Property Description

Connells are delighted to bring to the market this Fantastic three bedroom semi detached property located in the popular area of 'St Anne's'. The property boasts three great sized bedrooms, off street parking with a converted garage and extension potential (STPP). The property benefits from great transport links into Central London, Luton Airport and Junction 10 of the M1. Please Call Connells on 01582 737069 to arrange a viewing.

### Entrance Hall

Double glazed window and door to front. Radiator.

### Lounge / Diner

26' 7" x 11' 11" ( 8.10m x 3.63m )

Double glazed window to front. Open fireplace. Radiator. TV point. Double glazed patio doors to rear.

### Kitchen

7' 6" x 10' ( 2.29m x 3.05m )

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven & hob. Cooker hood. Integrated appliances. Double glazed window to side. Double glazed door to rear.

### Conservatory

12' 4" x 8' ( 3.76m x 2.44m )

Brick base. Double glazed window to side and rear.. Double glazed patio door to side.

### Landing

Loft access. Double glazed window to side.

### Bedroom One

14' 10" x 9' 7" ( 4.52m x 2.92m )

Double glazed window to front, Fitted wardrobes. Radiator.

### Bedroom Two

11' 11" x 9' 10" ( 3.63m x 3.00m )

Double glazed window to rear, Built in

cupboard. Radiator.

### Bedroom Three

8' 3" x 8' 11" ( 2.51m x 2.72m )

Double glazed window to rear, Radiator.

### Outside

#### Front Garden

Block paved driveway

#### Rear Garden

Paved patio area. Decking.

### Garage

Converted into office area





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01582 737 069**  
**E stopsley@connells.co.uk**

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/STP307226](http://connells.co.uk/Property/STP307226)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: STP307226 - 0007