



Connells
connells.co.uk 01582 737 089
FOR SALE



Property Description

Connells Stopsley bring to the market a beautifully presented three bedroom semi-detached property in the sought after St Anne's area. Beaconsfield comprises of: An entrance porch, entrance hall, open plan kitchen/lounge area. The upper floor contains three bedrooms and family bathroom suite. Externally Beaconsfield benefits from a block paved front garden providing off street parking for multiple vehicles. The rear garden is a mix of patio area and laid to lawn, with a garage.

Locally The Property Is Located Within Great School Catchments Areas And Within Walking Distance To All Local Amenities. A Short Walk Or Drive To Both Luton Parkway & Luton Mainline Stations As Well As Junction 10 Of M1 Makes Commuting Very Easy.

Internal Viewings Are Advised Call Connells Stopsley To Arrange Your Appointment.

Entrance Hall

Door to front. Radiator.

Cloakroom

Fitted with low level wc. Wash hand basin. Under floor heating. Window to front.

Kitchen

11' 6" x 12' 2" (3.51m x 3.71m)
Fitted with wall and base units. Sink drainer. Integrated appliances. Electric oven & hob. Extractor fan. Under floor heating. Double glazed window to front. Double glazed patio door to side.

Landing

Loft Access

Bedroom One

12' 1" x 11' 9" (3.68m x 3.58m)
Double glazed window to front. Radiator.

Bedroom Two

11' 10" x 8' 5" (3.61m x 2.57m)
Double glazed window to rear. Built in wardrobes. Radiator.

Bedroom Three

8' 1" x 8' 11" (2.46m x 2.72m)
Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Double walk in shower. Shaver point. Extractor fan. Under floor heating. Fully tiled. Radiator. Double glazed window to rear.

Outside

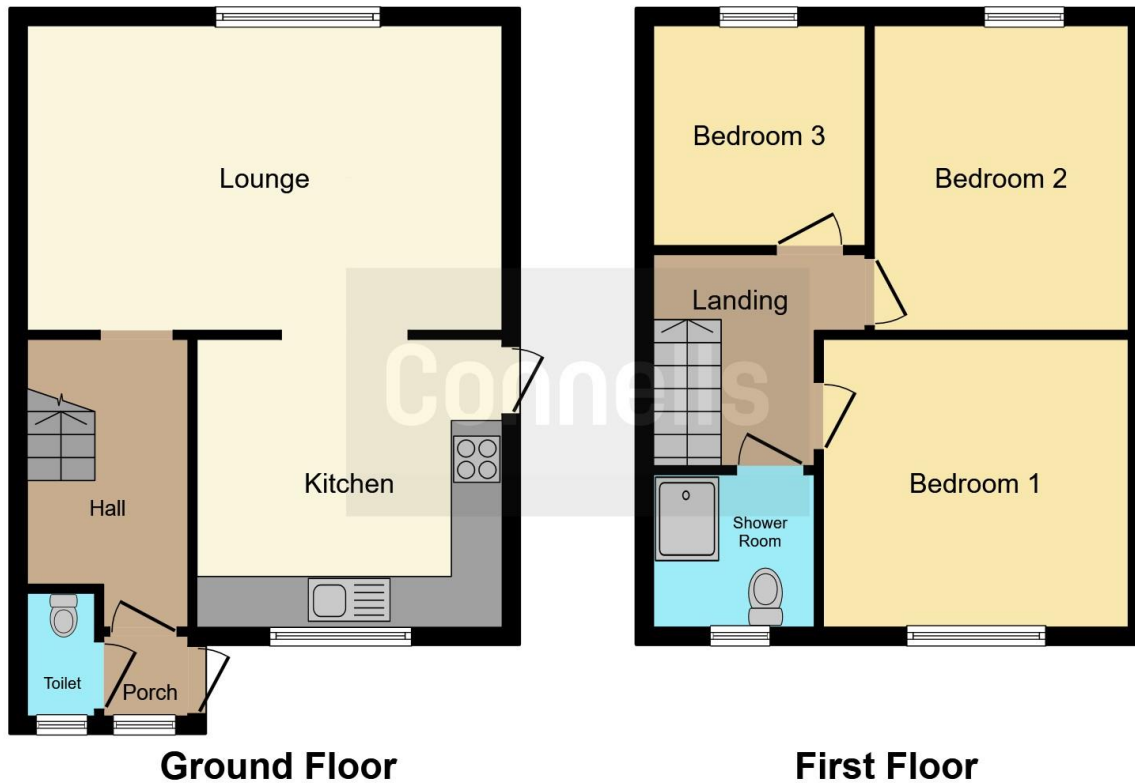
Rear Garden

Block paved patio

Garage

Access via up and over door. Power





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: Awaited

view this property online connells.co.uk/Property/STP307254

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: STP307254 - 0003