



Connells

Audley Place
Luton



Property Description

Connells Stopsley Bring To The Market A Rarely Available Chain Free Four Bedroom Detached Property In The Heart Of 'Round Green'. The Property Comprises Of Two Large Reception Rooms, Kitchen Area, Four Bedrooms And Family Bathroom. Externally The Property Has An Integral Garage With Driveway For Multiple Cars And Has An Enclosed Rear Garden.

Locally The Property Is Close To All Local Amenities And Located Within Great School Catchment Areas. A Short Drive Away From Luton Airport, Junction 10 of M1 And Also Luton Airport Parkway Station Makes The Property Ideal For Commuters.

Call Connells Stopsley To Arrange Your Viewing Appointment On 01582 377424

Entrance Hall

Double glazed door to front. Radiator.

Lounge

15' 1" x 11' 5" (4.60m x 3.48m)
Double glazed window and patio doors to rear. Radiator. Gas fire.

Kitchen

7' 1" x 11' 2" (2.16m x 3.40m)
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Cooker hood. Plumbing and space for appliance. Combi boiler. Double glazed window to rear. Double glazed door to side.

Landing

Double glazed window to side. Loft access.

Bedroom One

10' 8" x 11' 8" (3.25m x 3.56m)
Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Two

11' 8" x 9' 5" (3.56m x 2.87m)
Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Three

8' 7" x 10' 4" (2.62m x 3.15m)
Double glazed window to front. Radiator. Fitted wardrobes. Built in cupboard.

Bedroom Four

6' 11" x 10' 4" (2.11m x 3.15m)
Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Double glazed window to rear.

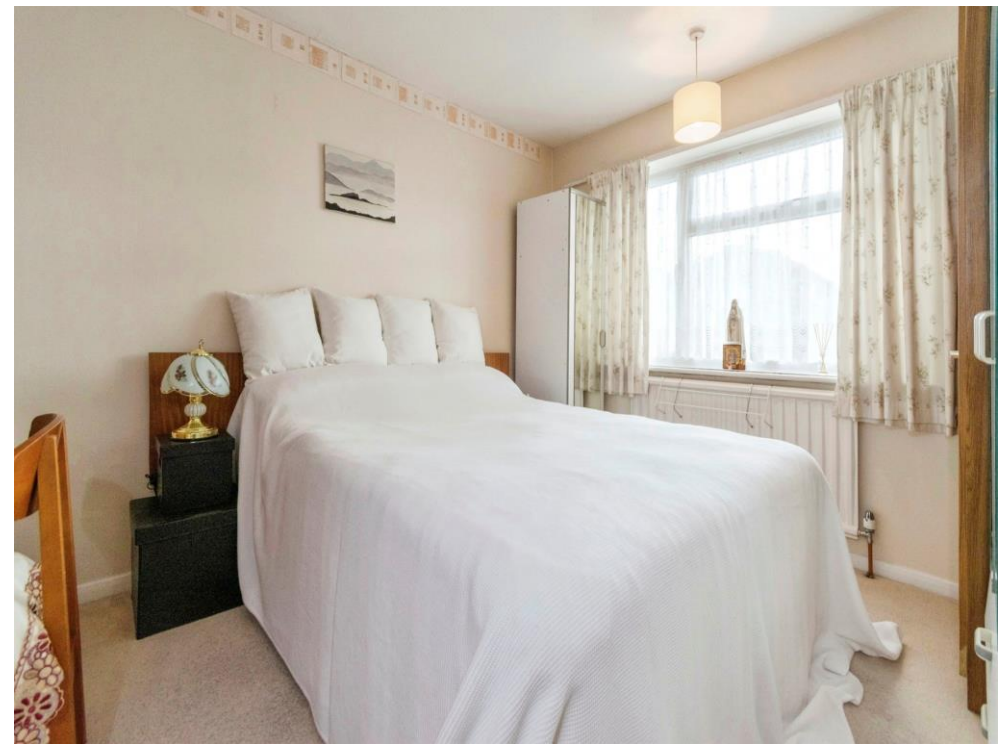
Outside

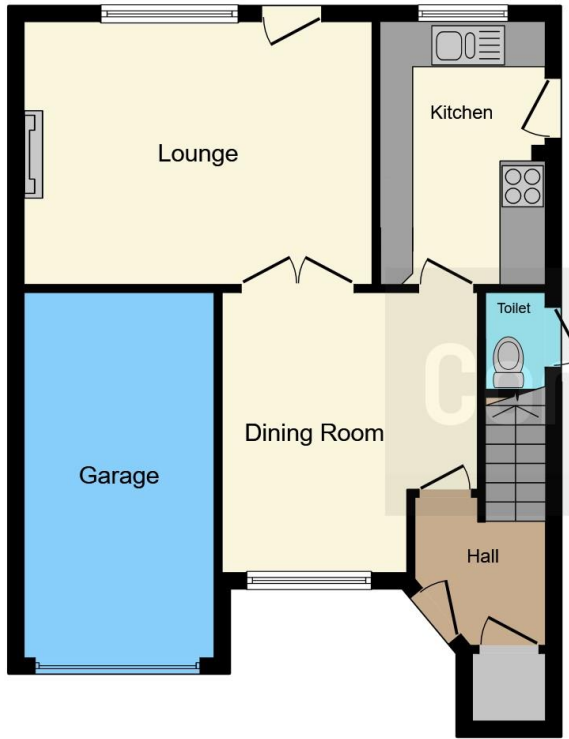
Front Garden

Block Paved. Off street parking.

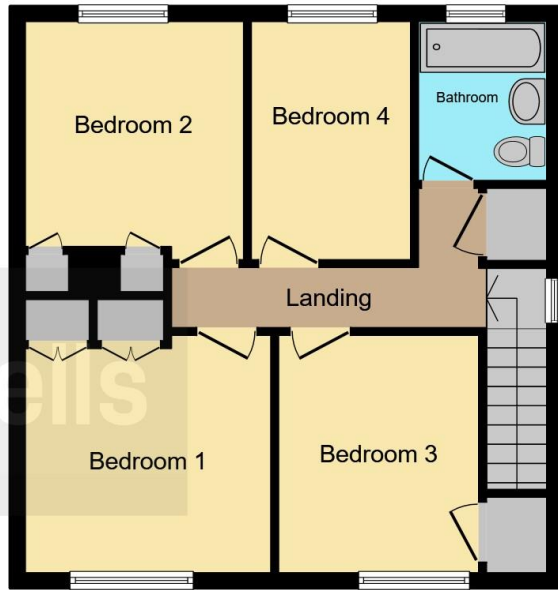
Rear Garden

Paved patio area. Laid to lawn. Shed. Outside WC.





Ground Floor



First Floor

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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 LUTON LU2 7XH

EPC Rating: D

view this property online connells.co.uk/Property/STP307225



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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