



Connells

Ashcroft Road
Luton



Property Description

Connells Stopsley bring to the market a well presented three bedroom semi detached property located along the popular Ashcroft Road. The property briefly comprises an entrance porch, entrance hall, lounge, kitchen/diner and conservatory. The upper floor contains three bedrooms and family bathroom. Externally the property benefits from a laid to lawn front garden with a back garden containing patio and laid to lawn.

'Ashcroft Road' Is In Close Proximity To All Local Amenities, Schools And Just A Short Drive From Junction 10 Of M1 And Luton Airport Parkway And Luton Mainline Train Stations. Internal Viewings Are Advised - Call Connells Stopsley To Arrange Your Viewing Appointment.

Entrance Porch

Double glazed door to front. Double glazed windows to front and side.

Entrance Hall

Double glazed door to front. Radiator.

Lounge

13' 10" x 12' 1" (4.22m x 3.68m)
Double glazed window to front. Radiator. Electric fire.

Dining Room

10' 4" x 8' 7" (3.15m x 2.62m)
Double glazed patio doors to rear. Radiator

Kitchen

10' 3" x 8' 6" (3.12m x 2.59m)
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Cooker hood. Plumbing and space for appliances. Double glazed door to side. Double glazed window to rear.

Conservatory

11' 3" x 11' 10" (3.43m x 3.61m)
UPVC. Double glazed door to rear.

Landing

Double glazed window to side. Loft access.

Bedroom One

12' 1" x 12' 1" (3.68m x 3.68m)
Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m)
Double glazed window to rear. Radiator.

Bedroom Three

9' 2" x 8' 8" (2.79m x 2.64m)
Double glazed window to front. Radiator. Fitted wardrobes.

Bathroom

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

Outside

Front Garden

Laid to lawn.

Rear Garden

Paved patio area. Laid to lawn. Shed.





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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EPC Rating: Awaiting

view this property online connells.co.uk/Property/STP307278



Awaiting Photograph

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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