



**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](http://www.focalagent.com)

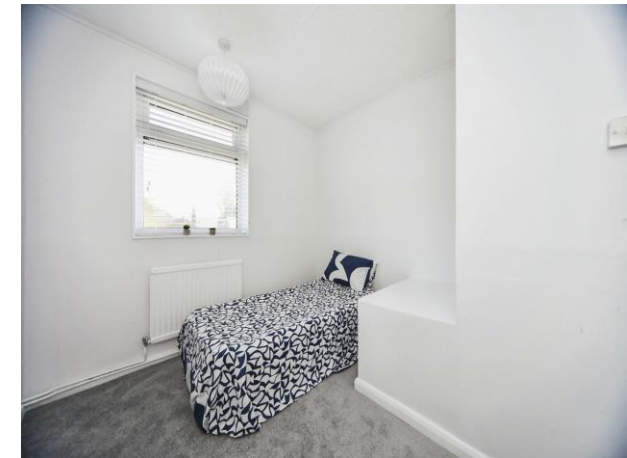
To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/STP307278](http://connells.co.uk/Property/STP307278)**



Tenure: Freehold



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