



Connells

Rochford Drive
Luton



Property Description

Connells Stopsley bring to the market a two bedroom freehold cluster house located in the sought after Putteridge area of Stopsley. Rochford Drive briefly comprises an entrance hall, kitchen, open plan lounge/diner, the upper floor contains two bedrooms and a family bathroom suite. Externally the property benefits from a laid to lawn front garden and also has allocated parking.

Locally Rochford Drive is located close to all local amenities, a short drive away from junction 10 of M1 and Luton Airport Parkway train station for commuting. Rochford Drive is also located on Hertfordshire borders for travels into Hertfordshire and also some beautiful countryside walks.

Entrance Hall

Door to front.

Lounge

13' 9" x 12' 4" (4.19m x 3.76m)
Double glazed window to front. Radiator. TV point. Telephone point.

Kitchen

5' 8" x 12' 4" (1.73m x 3.76m)
Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Extractor fan. Plumbing and space for appliances. Radiator. Double glazed window to side.

Landing

Loft access

Bedroom One

10' 7" x 10' 1" (3.23m x 3.07m)
Double glazed window to front. Radiator. Built in wardrobe.

Bedroom Two

8' 11" x 5' 10" (2.72m x 1.78m)

Double glazed window to front. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Partly tiled. Double glazed window to side.

Outside

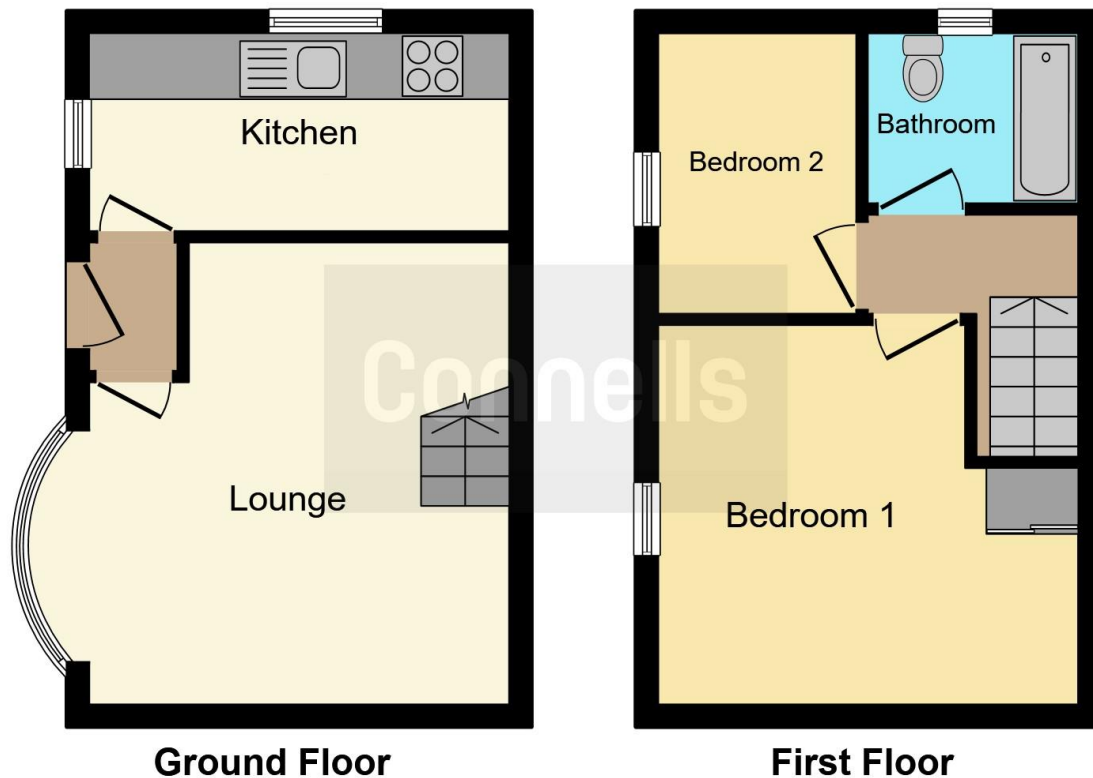
Front Garden

Laid to lawn

Parking

Allocated parking.





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

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

Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: D

view this property online connells.co.uk/Property/STP307463



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STP307463 - 0005