



Connells

Rowelfield
Luton



Property Description

Connells Stopsley bring to the market an extremely well presented and extended three bedroom semi detached property located in the sought after Vauxhall Park area of Stopsley. Rowelfield briefly comprises, an entrance hall, lounge, cloakroom/utility area, extended open plan kitchen/diner. The upper floor contains three bedrooms and a family bathroom suite. Externally the property benefits from great frontage with off street parking for multiple vehicles as well as a double garage into the rear garden.

The property is located within a short drive to Luton Airport, Luton Parkway Station and also junction 10 of M1. Located within great school catchments areas and benefiting from all local transport links. Internal viewings are advised - Call Connells Stopsley to arrange your appointment.

Entrance Hall

Double glazed door to front. Double glazed window to side. Radiator.

Lounge

13' 10" x 11' 4" (4.22m x 3.45m)

Double glazed window to front. TV point. Gas fireplace.

Kitchen / Diner

18' 8" x 18' 5" (5.69m x 5.61m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven.

Gas hob. Cookerhood. Integrated appliances.

Double glazed windows and patio door to rear. Radiator. TV point.

Utility Room

7' 6" x 5' 8" (2.29m x 1.73m)

Fitted with wall and base units. Washing machine. Tumble Dryer. Radiator.

Fitted with low level wc. Wash hand basin. Double glazed window to side.

Landing

Loft access. Loft ladder. Double glazed window to front. Double glazed velux window to rear.

Bedroom One

11' 6" x 9' 10" (3.51m x 3.00m)

Double glazed window to front. Radiator.

Bedroom Two

9' 3" x 12' 8" (2.82m x 3.86m)

Double glazed window to rear. Radiator. TV point.

Bedroom Three

13' 4" x 8' (4.06m x 2.44m)

Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Shower cubicle. Extractor fan. Radiator. Double glazed window to side.

Outside

Front Garden

Off street parking

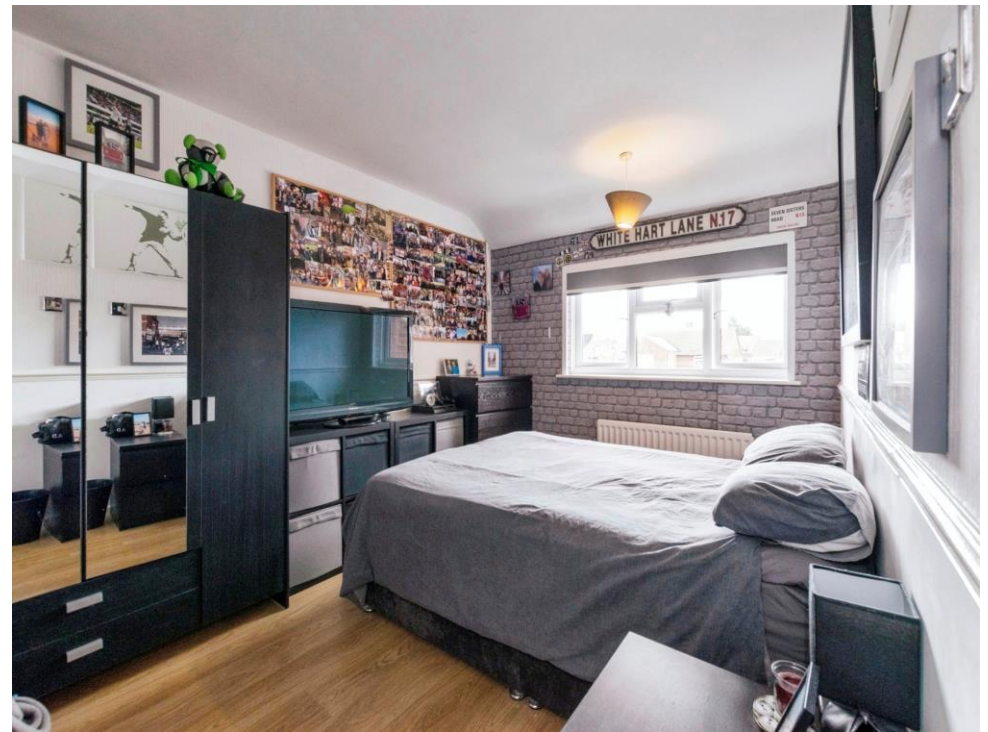
Rear Garden

Paved patio area. Laid to lawn.

Garage

Double garage. Up and over door. Power and light.









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/STP307425

Tenure: Freehold



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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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