



Connells

Sowerby Avenue
Luton



Property Description

Connells Stopsley bring to the market a spacious three bedroom detached property located along the popular Sowerby Avenue. The property briefly comprises an entrance porch, hallway, lounge/diner, kitchen/utility area, study room and conservatory. The upper floor contains three bedrooms and a family bathroom suite. Externally the property benefits from a laid to lawn garden, garage and driveway for multiple cars.

Sowerby Avenue is within walking distance to all local amenities. Located within the Putteridge School catchment area and with fantastic transport links throughout Stopsley and Luton and just a short drive from the M1 and Luton Parkway Stations The property is a must view. Call our Stopsley office on 01582 737069 to arrange your viewing.

Entrance Hall

Double glazed door to front. Radiator.

Cloakroom

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

Study

10' 1" x 6' 1" (3.07m x 1.85m)

Double glazed window to front. Radiator.

Lounge

21' 11" x 12' 9" (6.68m x 3.89m)

Double glazed window to front. TV point. Telephone point. Gas Fire. Radiator. Double glazed patio doors to rear,

Kitchen

11' 9" x 17' 4" (3.58m x 5.28m)

Fitted with wall and base units. Stainless steel sink drainer. Gas hob. Electric oven. Cooker hood. Plumbing and space for appliances. Radiator. Double glazed window to rear.

Conservatory

11' x 10' 6" (3.35m x 3.20m)

Brick base. UPVC windows to side and rear. Double glazed patio doors to side.

Landing

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

Bedroom One

11' 6" x 11' 4" + wardrobe (3.51m x 3.45m + wardrobe)

Double glazed window to rear. TV point. Built in wardrobe. Radiator.

Bedroom Two

10' 9" x 12' 4" (3.28m x 3.76m)

Double glazed window to rear. TV point. Built in wardrobe. Radiator.

Bedroom Three

11' 2" x 7' 3" + wardrobe (3.40m x 2.21m +

wardrobe)

Double glazed window to front. Built in wardrobe. Radiator.

Bathroom

Fitted with bath with mixer taps and shower attachment. Wash hand basin. Fully tiled. Double glazed window to front.

WC:

Fitted with low level wc. Radiator. Double glazed window to side.

Outside

Front Garden

Block paved driveway for multiple cars.

Rear Garden

Paved patio area. Laid to lawn. Decking area. Hot tub.

Garage









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/STP307458

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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