



**Connells**

Ashcroft Road  
Luton



### Property Description

Connells Stopsley bring to the market a rarely available three bedroom detached property located along the popular Ashcroft Road. Ashcroft Road briefly comprises of an entrance hall, three spacious bedrooms with en-suite to master, family bathroom suite, kitchen, lounge/diner. Upstairs is an additional bedroom. Externally the property benefits from off street parking to the front for multiple vehicles. To the rear the property has a peaceful enclosed rear garden mixing from patio and laid to lawn areas. Ashcroft Road is a beautiful spacious home that offers wide scope to extend STPP.

'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 Hall

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

### Lounge

23' 4" x 11' 11" ( 7.11m x 3.63m )  
Double glazed window to front and side. Radiator. TV point.

### Kitchen

10' 10" x 16' 6" ( 3.30m x 5.03m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Integrated appliances. Radiator. Double glazed window and door to rear aspect.

### Bedroom One

16' 5" x 16' 7" ( 5.00m x 5.05m )  
Double glazed window to front and rear. Double glazed velux window to side.

### Bedroom Two

9' 7" x 15' 6" ( 2.92m x 4.72m )

Double glazed skylight window. Radiator. Door to en suite

### En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Radiator. Extractor fan.

### Bedroom Three

9' 8" x 13' 1" ( 2.95m x 3.99m )  
Double glazed window to rear. Radiator. TV point. Fitted wardrobes.

### Bedroom Four

11' 5" x 11' 11" ( 3.48m x 3.63m )  
Double glazed window to front. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Electric shower cubicle. Partly tiled. Extractor fan.

### Outside

#### Front Garden

Block paved driveway

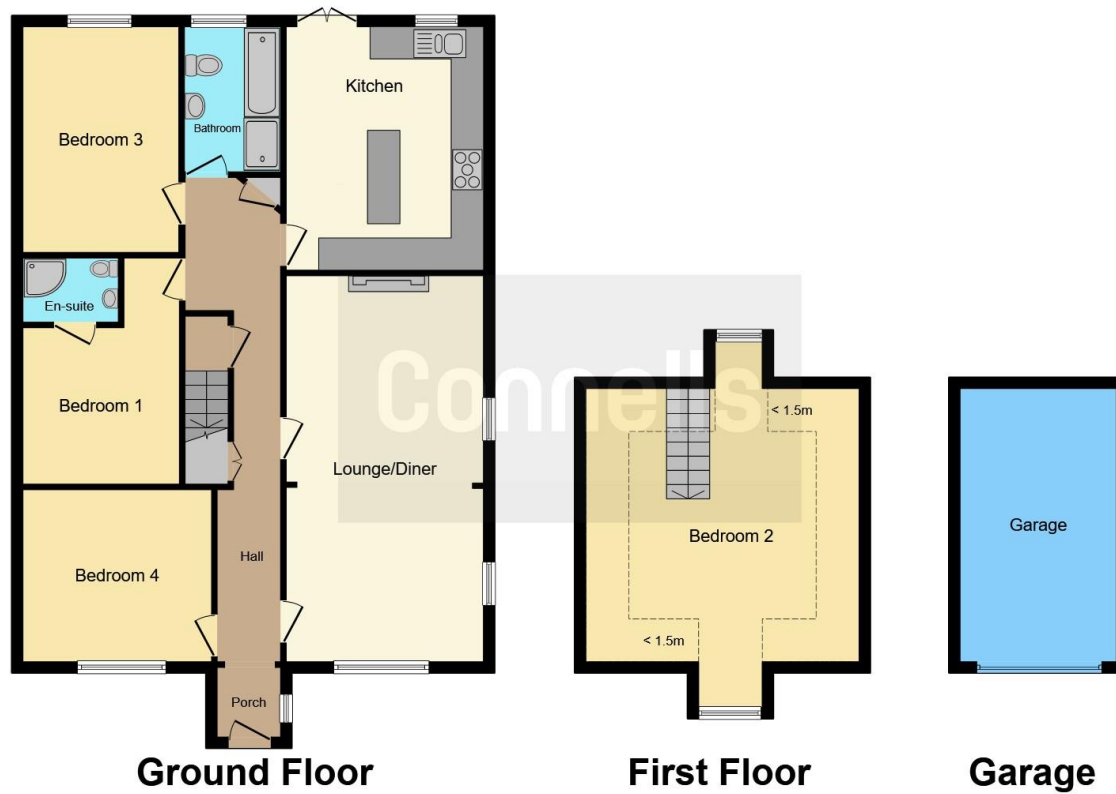
#### Rear Garden

Paved patio area. Laid to lawn. Shed.

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

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/STP307454](http://connells.co.uk/Property/STP307454)**

Tenure: Freehold



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