



Connells

Rylands Heath
Luton



Property Description

Connells Stopsley are proud to bring to the market an immaculate and extended three bedroom detached property located in the sought after Wigmore area of Stopsley. Rylands Heath briefly comprises an entrance hall, cloakroom, open plan lounge/diner, kitchen area and extended living space to the rear. The upper floor contains three spacious bedrooms with a family bathroom suite. Externally the property benefits from off street parking to the front along with an integral garage. To the rear is a private and enclosed rear garden with a perfect blend of patio and laid to lawn areas.

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

Entrance Hall

Double glazed door to side. Radiator.

Cloakroom

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

Lounge

10' 5" x 14' 6" (3.17m x 4.42m)
Double glazed window to front. Radiator. TV point. Electric fire.

Dining Room

9' 2" x 8' (2.79m x 2.44m)
Double glazed patio doors to rear. Radiator.

Kitchen

9' 1" x 7' 8" (2.77m x 2.34m)
Fitted with wall and base units. Sink drainer. Work surfaces. Integrated appliance. Freestanding electric oven. Cookerhood.

Conservatory

7' 6" x 16' 3" (2.29m x 4.95m)
Double glazed windows to side and rear. Double glazed patio doors to rear.

Landing

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

Bedroom One

9' 9" x 13' 9" max (2.97m x 4.19m max)
Double glazed window to front. TV point. Built in wardrobe. Radiator.

Bedroom Two

12' 1" x 8' 9" (3.68m x 2.67m)
Double glazed window to rear. Fitted Wardrobe. Built in Cupboard. Radiator.

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)
Double glazed window to front. Built in cupboard. Radiator.

Bathroom

Comprises of: panelled bath mixer taps and power shower, WC, wash hand basin, fully tiled walls, double glazed window to rear.





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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EPC Rating: Awaited

view this property online connells.co.uk/Property/STP307407



Tenure: Freehold



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