



Connells

St. Martins Avenue
Luton



Property Description

Connells Stopsley are proud to market a beautifully presented three bedroom semi detached family home located in the sought after Round Green area. St Martins Avenue briefly comprises and entrance hall, two separate reception rooms for lounge and dining and a modern kitchen area. The upper floor containing three generous sized bedrooms with a family bathroom suite. Externally to the front the property benefits from off street parking with an electronic car charge point. The rear garden is a perfect blend of patio, artificial grass and laid to lawn areas.

The location is highly sought after and notable for its excellent commuting facilities to include the train station, airport and easy access to the M1/J10 for London. The property is within close proximity to local schools and all local amenities.

Entrance Hall

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

Lounge

15' x 12' 11" (4.57m x 3.94m)
Double glazed window to front. Radiator.

Dining Room

13' 8" x 11' 11" (4.17m x 3.63m)
Double glazed window to rear. TV point. Radiator.

Kitchen

7' 4" x 13' 7" (2.24m x 4.14m)
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Combi boiler. Radiator. Double glazed window to rear and side.

Landing

Double glazed window to side. Radiator.

Bedroom One

15' 8" x 13' (4.78m x 3.96m)
Double glazed window to front. Radiator.

Bedroom Two

12' 3" x 11' 5" (3.73m x 3.48m)
Double glazed window to rear. Radiator.

Bedroom Three

8' 2" x 8' 7" (2.49m x 2.62m)
Double glazed window to rear. Radiator.

Bathroom

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

Outside

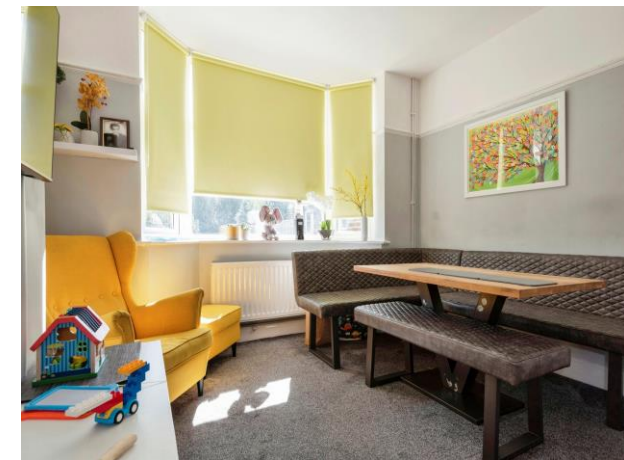
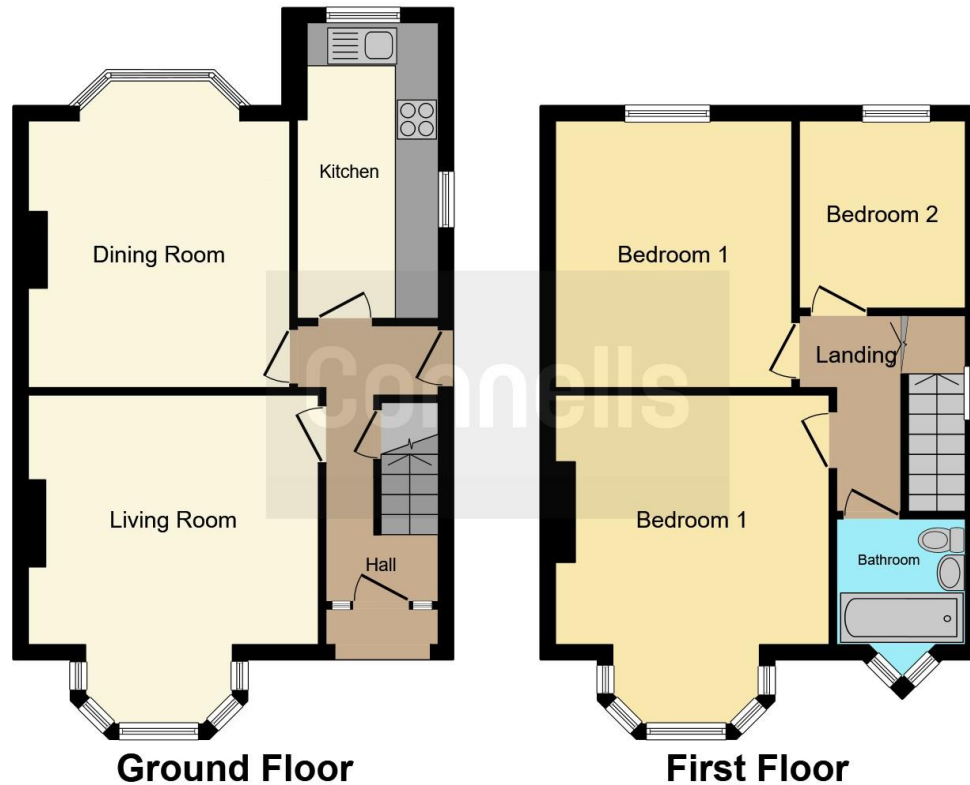
Front Garden

Block paved driveway. Electric car charging point.

Rear Garden

Artificial Grass. Paved patio area. Laid to lawn





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/STP307582

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: STP307582 - 0003