



Connells

Barford Rise
Luton



Property Description

Connells Stopsley bring to the market a three bedroom semi detached property in the sought after Wigmore area of Stopsley. Barford Rise comprises of an entrance hall, cloakroom, kitchen area with spacious lounge/diner. The upper floor contains three bedrooms and family bathroom suite. Externally the property benefits from a garage with a parking space. The rear garden is a perfect blend of patio and laid to lawn areas.

Barford Rise is located in the Wigmore area which is highly sought after due to its excellent access to all amenities including local shops, schools, doctor surgeries, places to eat and more. Travel hubs are close by and include Parkway train station, Junction 10 of the M1 motorway and London Luton Airport.

Entrance Hall

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

Cloakroom

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

Lounge

17' 3" x 16' 3" (5.26m x 4.95m)
Double glazed window and door to rear. Radiator.

Kitchen

11' 5" x 9' 7" (3.48m x 2.92m)
Fitted with wall and base units. Stainless steel sink drainer, Work surfaces. Plumbing and space for appliances. Cooker hood. Double glazed window to front.

Landing

Double glazed window to side, Loft access.

Bedroom One

11' 1" x 13' max (3.38m x 3.96m max)
Double glazed window to front. Fitted wardrobe. Radiator.

Bedroom Two

11' x 12' 10" (3.35m x 3.91m)
Double glazed window to rear. Radiator.

Bedroom Three

7' 9" x 7' 9" (2.36m x 2.36m)
Double glazed window to rear. Fitted wardrobes. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Electric shower. Extractor fan. Partly tiled. Radiator. Double glazed window to front.

Outside

Front Garden

Paved pathway to front entrance. Laid to lawn.

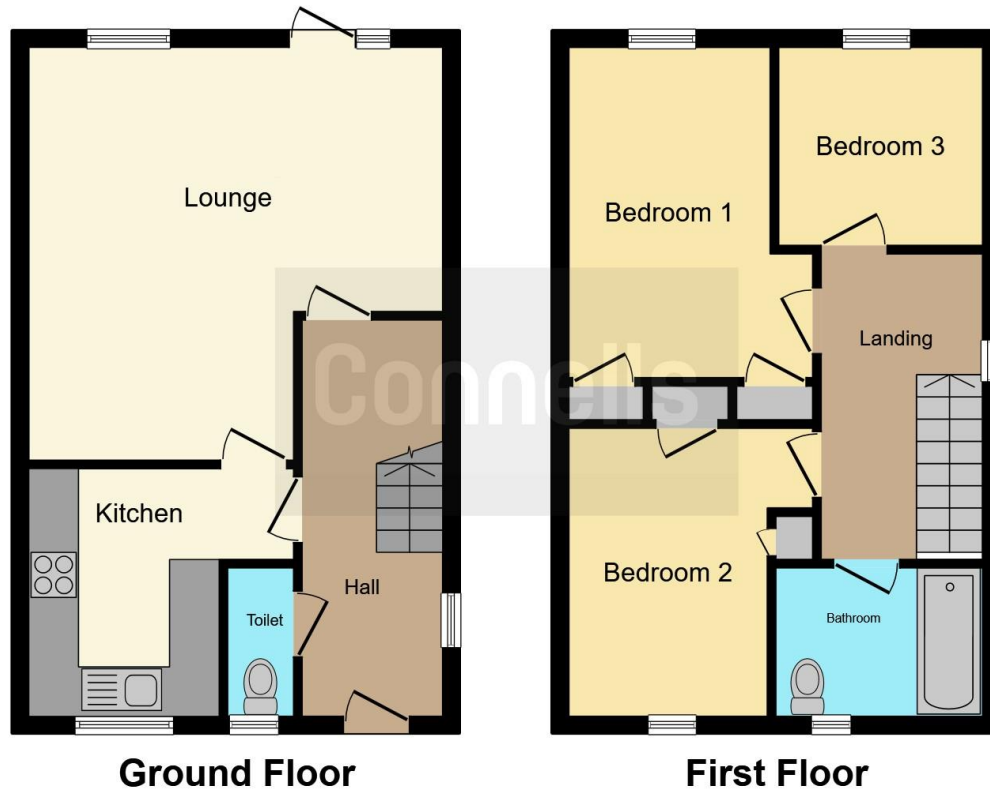
Rear Garden

Patio area. Laid to lawn. Shed.

Garage

Access via up and over door.





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

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EPC Rating: C

view this property online connells.co.uk/Property/STP307647

Tenure: Freehold



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