



**Connells**

Forrest Crescent  
Luton



### Property Description

Connells Stopsley bring to the market a three bedroom semi detached CORNER PLOT. The property briefly comprises an entrance hall, cloakroom, kitchen/diner, lounge area. The upper floor contains three bedrooms and family bathroom suite. Externally the property has off street parking and a garage. Internal viewings are advised, Call Connells Stopsley Today!

Forrest Crescent is a highly sought after road, offering a convenient shortcut to Stopsley village, where you will find a variety of shops, restaurants, dental services and medical facilities. The property is located a short drive from Junction 10 of M1 motorway, Luton airport parkway and mainline train stations and Luton airport.

### Entrance Hall

Double glazed door to front. Radiator,

### Cloakroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Extractor fan. Radiator. Double glazed window to front.

### Lounge / Diner

18' 10" x 12' ( 5.74m x 3.66m )  
Double glazed patio door and window to rear. TV and Telephone point. Radiator. Gas fire.

### Kitchen

9' x 16' ( 2.74m x 4.88m )  
Fitted with wall and base units. Stainless steel sink drainer, Work surfaces. Plumbing and space for appliances. Radiator, Double glazed windows to front and side. Double glazed door to side.

### Landing

Double glazed window to front. Loft access.

### Bedroom One

11' 10" x 9' 2" ( 3.61m x 2.79m )  
Double glazed window to rear. Radiator.

### Bedroom Two

9' 3" x 11' 10" ( 2.82m x 3.61m )  
Double glazed window to rear. Radiator.

### Bedroom Three

8' 11" x 8' 10" ( 2.72m x 2.69m )  
Double glazed window to front. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Heated towel rail. Double glazed window to side.

### Outside

### Front Garden

Artificial Grass. Off street parking.

### Rear Garden

Artificial Grass. Patio area.

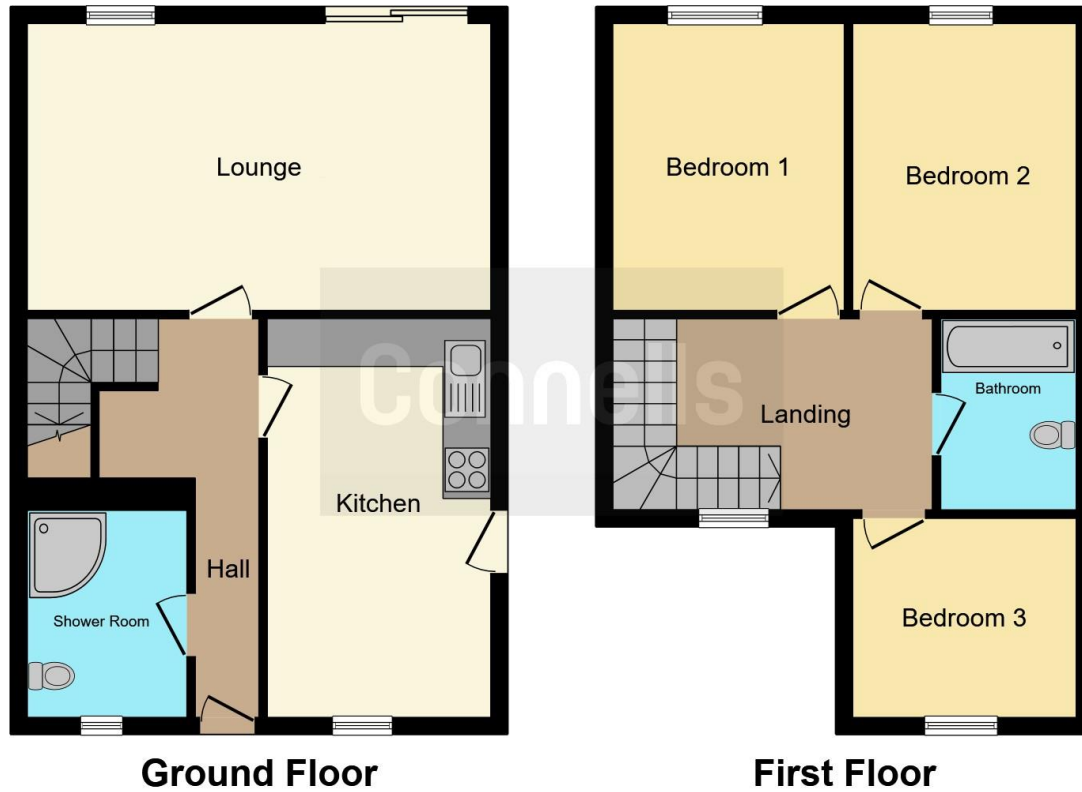
### Outbuilding

Access via up and over door. Power and light.

### Agents Note

'The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.'





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: D**

**view this property online [connells.co.uk/Property/STP307629](http://connells.co.uk/Property/STP307629)**

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.

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