





### Property Description

Connells Stopsley present a four bedroom semi detached property located in the sought after Round Green area of Luton. Abbey Drive briefly comprises of an entrance hall, open plan lounge/diner, kitchen area. The upper floor contains four bedrooms, one with an ensuite and family bathroom suite. Externally the property benefits from off street parking to the front. The rear garden is a perfect blend of patio and laid to lawn areas with a brick outbuilding for storage.

Locally Abbey Drive Is Located Within Walking Distance To All Local Amenities As Well As Local Schools. Being Located Within Close Proximity To Luton Mainline And Luton Airport Parkway Train Stations As Well As A Short Drive To Junction 10 of M1 Makes Durham Road Perfect For Commuters.

### Entrance Hall

Double glazed door and window to front. Radiator.

### Cloakroom

Fitted with low level wc. Wash hand basin. Radiator.

### Lounge / Diner

27' 2" x 12' 5" ( 8.28m x 3.78m )  
Double glazed window to front. Radiator, Electric fire. TV point. Double glazed window and door to rear.

### Kitchen

13' 2" x 8' 11" ( 4.01m x 2.72m )  
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Radiator. Double glazed window to rear. Double glazed door to side.

### Landing

Double glazed window to side. Loft access.

### Bedroom One

10' 7" x 15' 9" ( 3.23m x 4.80m )  
Double glazed window to front. Radiator.

### Bedroom Two

9' 5" x 10' 5" ( 2.87m x 3.17m )  
Double glazed window to front. Built in cupboard. Radiator.

### Bedroom Three

9' 8" x 10' 8" ( 2.95m x 3.25m )  
Double glazed window to rear. Radiator.

### En Suite

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

### Bedroom Four

7' 11" x 8' 11" ( 2.41m x 2.72m )  
Double glazed window to rear. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Radiator. Extractor fan. Double glazed window to side.

### Outside

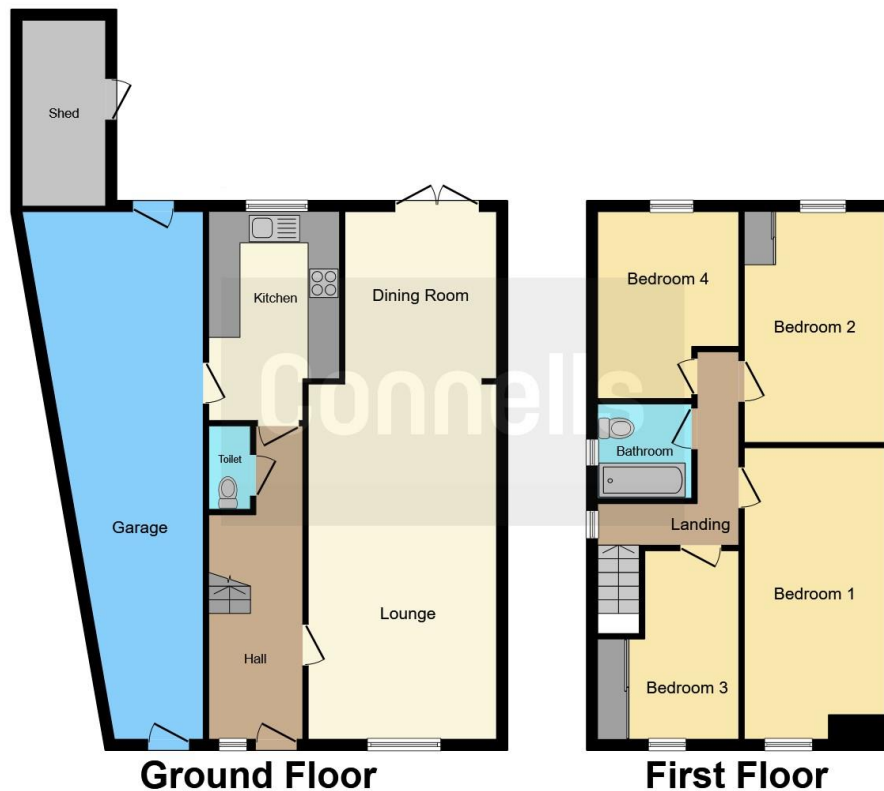
### Front Garden

Off street parking.

### Rear Garden

Paved patio area. Laid to lawn. Brick outbuilding.





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**

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Tenure: Freehold



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