



Connells

Gayland Avenue
Luton



Property Description

Connells Stopsley bring to the market a three bedroom semi detached family home located in the sought after St Anne's area of Stopsley. Gayland Avenue briefly comprises and entrance porch, spacious lounge, dining area to the rear with an extension for the kitchen. The upper floor contains three generous bedrooms and family bathroom suite. Externally the property benefits from a block paved driveway to the front along with an integral garage. The rear garden is a perfect blend of patio and laid to lawn areas.

Locally 'Gayland Avenue' Is Within Walking Distance To All Local Amenities And Is Based Just A Short Drive Away From Luton Airport Parkway Train Station As Well As Junction 10 Of M1. Gayland Avenue Is Also Within Walking Distance To Local Schools And Benefits From Fantastic Local Transport Links.

Entrance Porch

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

Entrance Hall

Door to front into lounge.

Lounge

16' 6" x 12' 4" (5.03m x 3.76m)
Double glazed window to front. Radiator.

Dining Room

16' 6" x 11' 5" (5.03m x 3.48m)
Double glazed window and patio doors to rear. TV and Telephone point. Radiator.

Kitchen

11' 4" x 6' 11" (3.45m x 2.11m)
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Combi boiler. Plumbing and space for appliances. Double glazed window and door to rear.

Landing

Double glazed window to side. Loft access.

Bedroom One

12' 8" x 9' (3.86m x 2.74m)
Double glazed window to front. Built in cupboard. Radiator.

Bedroom Two

9' 11" x 9' 11" (3.02m x 3.02m)
Double glazed window to rear. Built in cupboard. Radiator.

Bedroom Three

6' 10" x 9' 7" (2.08m x 2.92m)
Double glazed window to front. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Electric shower. Double glazed window to rear.

Outside

Block paved driveway.

Front Garden

Block paved driveway.

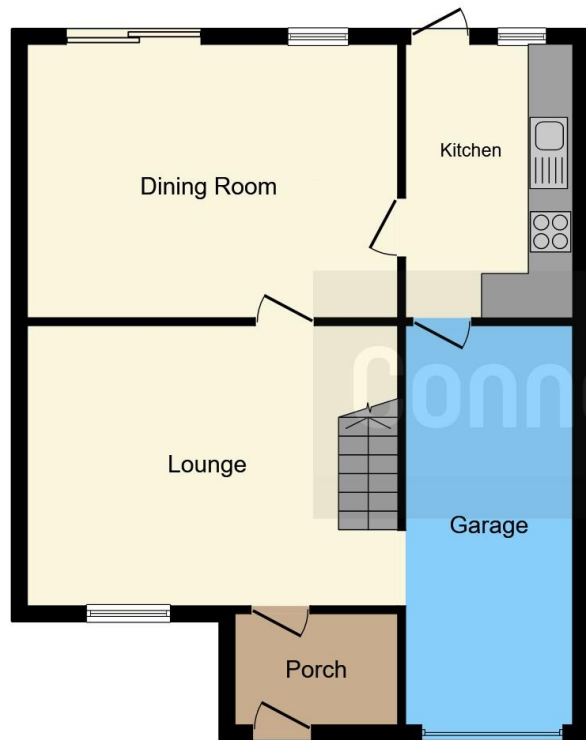
Rear Garden

Patio area. Laid to lawn.

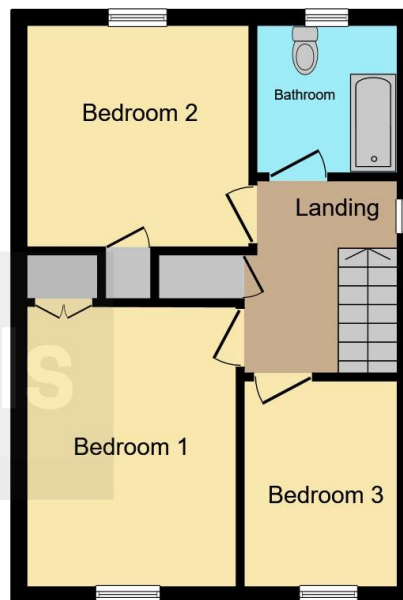
Garage

Up and over door. Power and light.





Ground Floor



First Floor

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/STP307551



Tenure: Freehold



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Property Ref: STP307551 - 0003