







### Property Description

Connells Stopsley present an IMMACULATE HMO potential property located in the sought after Vauxhall Park area of Stopsley. Each room is finished to the highest of quality and fit with a modern ensuite. The property has two separate Kitchenette areas, utility area and communal area. Off street parking to the front as well as access to the rear garden. The property is located in the perfect location for potential rentals with Luton Airport being a short distance nearby, Luton airport parkway and also Junction 10 of M1 available for commuting into London.

### Entrance Hall

Double glazed door to front. Radiator.

### Kitchen

15' 8" x 7' 2" ( 4.78m x 2.18m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Radiator. Plumbing and space for appliances. Double glazed skylight window.

### Utility

2' 5" x 9' 6" ( 0.74m x 2.90m )

Double glazed window to front. Plumbing and space for appliances.

### Bedroom One

8' x 13' 10" ( 2.44m x 4.22m )

Double glazed window to front. Radiator. Access to en suite.

### Ensuite

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Extractor fan. Radiator.

### Bedroom Two

12' 2" x 9' 7" ( 3.71m x 2.92m )

Double glazed door and window to rear. Radiator. Fitted wardrobes. Access to en suite.

### Ensuite

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Extractor fan. Radiator.

### First Floor Landing

### Bedroom Three

14' 4" x 9' 3" ( 4.37m x 2.82m )

Double glazed door and window to front

### Ensuite

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Extractor fan. Radiator.

### Bedroom Four

9' 2" x 14' 4" ( 2.79m x 4.37m )

Double glazed door and window to rear

### Ensuite

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Extractor fan. Radiator.

### Bedroom Five

9' 3" x 14' 5" ( 2.82m x 4.39m )

Double glazed door and window to front. Fitted wardrobe. Radiator.

### Ensuite

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Extractor fan. Radiator.

### Second Floor Landing

### Bedroom Six

7' 10" x 9' 4" ( 2.39m x 2.84m )

Double glazed door and window to rear.  
Fitted wardrobe. Radiator.

### Ensuite

Fitted with low level wc. Wash hand basin.  
Shower cubicle. Fully tiled. Extractor fan.  
Radiator.

### Bedroom Seven

20' 11" x 10' 9" ( 6.38m x 3.28m )

Double glazed velux window to front. Double  
glazed window to rear. Fitted wardrobe.  
Radiator.

### Ensuite

Fitted with low level wc. Wash hand basin.  
Shower cubicle. Fully tiled. Extractor fan.  
Radiator.

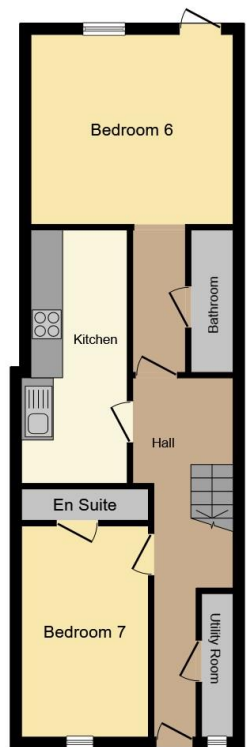
### Kitchenette

6' 1" x 5' 2" ( 1.85m x 1.57m )

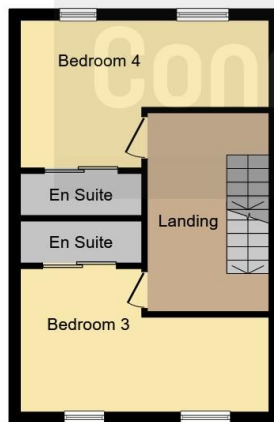
Fitted with wall and base units. Sink drainer.  
Work surfaces. Integrated appliances. Double  
glazed window to rear.

### Outside

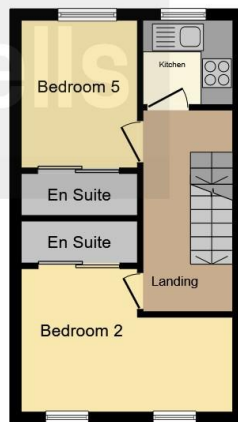




**Ground Floor**



**First Floor**



**Second Floor**



**Third 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](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/STP307707](http://connells.co.uk/Property/STP307707)**



Tenure: Freehold



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