



Connells

Rylands Heath
Luton



Property Description

Connells Stopsley bring to the market a four bedroom detached property located in the sought after Wigmore area of Luton. Rylands Heath briefly comprises of an entrance hall, cloakroom, lounge, diner, kitchen and utility area and integral garage with an conservatory extension to the rear. The upper floor contains four bedrooms with ensuite to the master bedroom and family bathroom suite. Externally the property benefits from off street parking to the front along with some laid to lawn areas. The rear garden benefits from patio, laid to lawn areas.

Locally Rylands Heath is located close to all local amenities, a short drive away from junction 10 of M1 and Luton Airport Parkway train station for commuting. Rylands Heath is also located on Hertfordshire borders for travels into Herts and also some beautiful countryside walks.

Entrance Hall

Double Glazed Door To Front. Radiator.

Cloakroom

Double Glazed Window To Front. W/C. Wash Hand Basin. Radiator.

Lounge

17' 2" x 11' 2" (5.23m x 3.40m)
Double Glazed Window To Front. Radiator.
Gas Fire.

Dining Room

10' 1" x 9' 7" (3.07m x 2.92m)
Double Glazed Patio Doors To Rear. Radiator.

Reception Room Three

12' 2" x 8' 10" (3.71m x 2.69m)
Brick Base - UPVC. Double Glazed Window To Side And Rear. Radiator. Glazed Door To Side.

Kitchen

12' 4" x 10' 4" (3.76m x 3.15m)
Fitted with wall and base units. Sink drainer. Work surfaces. Space for fridge freezer. electric hob and oven. Cooker hood. Radiator. Double glazed window and door to rear.

Utility Room

10' 1" x 5' 3" (3.07m x 1.60m)
Wall and base units. Plumbing for washer and dryer. Window to rear. Internal door to garage.

Landing

Bedroom One

11' 3" x 11' 10" (3.43m x 3.61m)
Double glazed window to front. Radiator. Double built in wardrobes. Triple built in wardrobes.

En-Suite

Double glazed window to front. Radiator. wash hand basin. W/C. Shower. Under floor heating. Extractor fan.

Bedroom Two

11' 4" x 9' 1" (3.45m x 2.77m)
Double glazed window to rear. Radiator.

Bedroom Three

8' 4" x 7' 10" (2.54m x 2.39m)
Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Four

8' 8" x 8' 4" (2.64m x 2.54m)
Double glazed window to front. Radiator. Built in wardrobe.

Bathroom

Fitted with low level W/C. Wash hand

basin. Bath with mixer taps. Shower. Shaver point. Radiator. Double glazed window to rear.

Front Garden

Lawned area. Double width block paved driveway.

Rear Garden

Blend of Patio and Laid To Lawn. Shed.

Garage

Up And Over Door. Power and Light.





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: D

view this property online connells.co.uk/Property/STP307665

Tenure: Freehold



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