



**Connells**

Eaton Valley Road  
Luton



Eaton Valley Road  
Luton LU2 0SN

for sale offers in excess of  
**£400,000**



## Property Description

Connells Stopsley present an immaculate three bedroom semi detached property located in the sought after St Anne's area of Stopsley. Eaton Valley Road briefly comprises of an entrance hall, cloakroom, open plan lounge/diner and kitchen area. The upper floor contains three bedrooms and family bathroom suite. Externally the property has a converted garage to be used as an additional room along with a 14 ft by 20 ft insulated home office/gym.

Eaton Valley Road is located just off Crawley Green Road in the ever popular St. Anne's area of Luton. Ideally located just 1 mile from Luton Parkway train station and 1 mile from Luton International Airport. Local schools and amenities are all within walking distance, plus great schooling is provided nearby from Crawley Green Primary and Queen Elizabeth High schools.

## Entrance Hall

Double glazed door and window to front. Radiator.

## Cloakroom

Fitted with low level wc. Wash hand basin. Window to side. Double glazed door to side.

## Lounge

11' 11" x 14' 5" ( 3.63m x 4.39m )  
Double glazed window to front. Radiator. TV point.

## Dining Room

11' 11" x 10' 11" ( 3.63m x 3.33m )  
Double glazed window and patio doors to rear. Radiator.

## Kitchen

7' 10" x 6' 4" ( 2.39m x 1.93m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Double glazed window to side.

## Landing

Double glazed window to side. Loft access.

## Bedroom One

10' 2" x 14' 11" ( 3.10m x 4.55m )  
Double glazed window to front. Radiator.

## Bedroom Two

11' 10" x 10' 1" ( 3.61m x 3.07m )  
Double glazed window to rear. Radiator.

## Bedroom Three

7' 4" x 9' 1" ( 2.24m x 2.77m )  
Double glazed window to front. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower. Extractor fan. Fully tiled. Double glazed window to rear.



## Outside

### Front Garden

Off Street Parking

### Rear Garden

Laid to lawn. Decking. Shed.

## Garage

Up and over door. TV point. Loft access.  
Electric heater.

## Summer House

20' 7" x 14' 1" ( 6.27m x 4.29m )

Power & Light



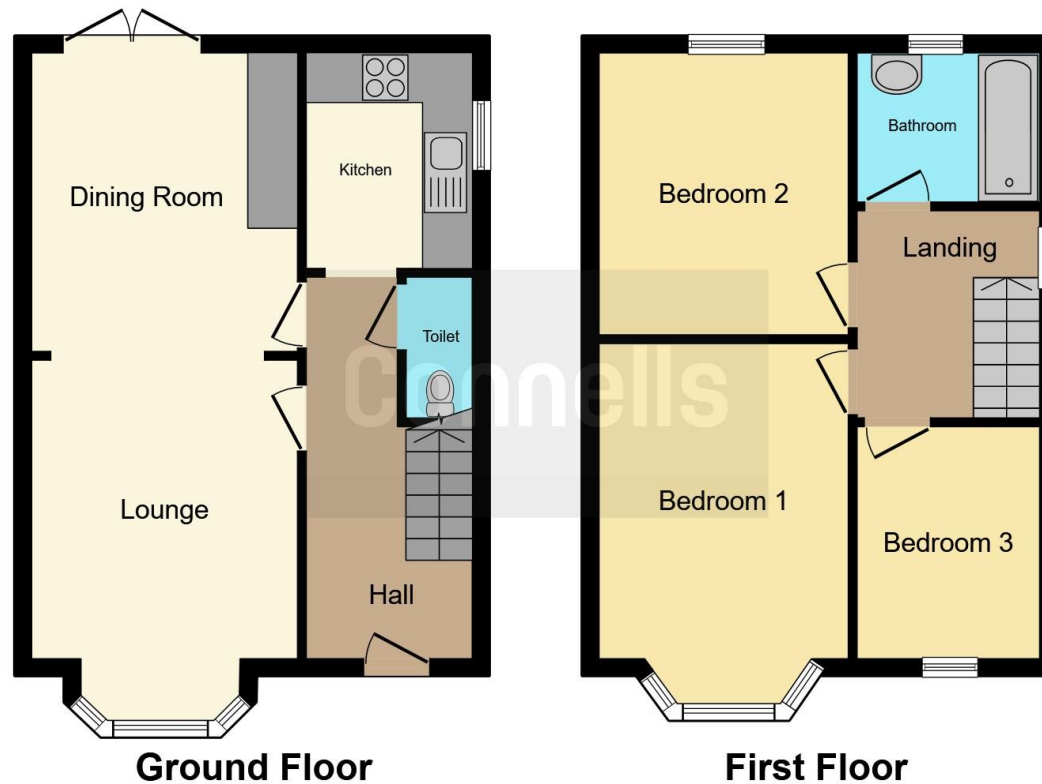












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online** [connells.co.uk/Property/STP307818](http://connells.co.uk/Property/STP307818)

Tenure: Freehold



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Property Ref: STP307818 - 0006