



**Connells**

Kenneth Road  
Luton



Kenneth Road  
Luton LU2 0LE

for sale offers in excess of  
**£365,000**



### Property Description

Connells Stopsley present a beautifully extended three bedroom semi detached property located in the sought after Round Green area of Luton. Kenneth Road briefly comprises of an entrance hall, large spacious and extended open plan lounge/diner, the kitchen area is also extended to the rear creating a spacious open plan kitchen. The upper floor contains three generous bedrooms and three piece bathroom suite. The property is in beautiful and well presented condition from top to bottom, and internal viewings are advised to see the true size, space and beauty this property has to offer. Call Connells Stopsley today to arrange your appointment!

Situated in the popular Round Green location, it is ideal for commuters due to its proximity to Luton Train Station, providing excellent links to London and neighbouring towns. For those traveling further afield, Luton Airport is also just a short distance away. Additionally, the garage in the block offers secure parking and storage space. Families will appreciate the proximity to well-regarded schools and the numerous amenities nearby. Whether it's shopping, dining out, or enjoying recreational activities, everything is within easy reach. The vibrant town centre is a short distance away, ensuring that you are at the heart of the action.

### Entrance Hall

Double glazed door to front. Radiator.

### Lounge

12' 11" x 15' 4" ( 3.94m x 4.67m )  
Double glazed window to front. TV point.  
Open fireplace. Radiator.

### Dining Room

11' 11" x 19' 9" ( 3.63m x 6.02m )  
Double glazed patio doors to rear. Radiator.  
Open fireplace.

### Kitchen

16' 4" x 8' 4" ( 4.98m x 2.54m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Integrated appliances, Electric oven and hob. Cooker hood. Double glazed window to side and rear. Double glazed door to side.

### Landing

Double glazed window to side.

### Bedroom One

15' 7" x 12' 1" max ( 4.75m x 3.68m max )  
Double glazed window to front. Radiator. TV point. Fitted wardrobe.

### Bedroom Two

12' x 11' 11" ( 3.66m x 3.63m )  
Double glazed window to rear. TV point. Radiator. Built in cupboard.

### Bedroom Three

9' x 7' 10" ( 2.74m x 2.39m )  
Double glazed window to front. Radiator.

### Bathroom

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

### Outside

### Front Garden

Paved steps to entrance, low maintenance patio'd front garden.

### Rear Garden

Patio. Decking. Laid to lawn. Shed.





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 Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/STP307889](http://connells.co.uk/Property/STP307889)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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