



**Connells**

Saywell Road  
Luton



### Property Description

Connells Stopsley bring to the market a CHAIN FREE two bedroom semi detached bungalow located in the sought after Round Green area of Stopsley. Saywell Road briefly comprises of an entrance hall, kitchen, lounge/diner, two double bedrooms and bathroom suite. Externally the property benefits from off street parking as well as a garage. The property boasts extension potential STPP.

Locally 'Saywell Road' Is Close To All Local Amenities And Within Walking Distance To Local Schools.

The Property Is Also A Short Drive Away From Luton Airport, Luton Airport Parkway Station And Also Junction 10 Of M1 Which Makes The Property Ideal For Commuting. Internal Viewings Are Advised.

Call Connells Stopsley To Arrange Your Viewing.

### Entrance Hall

Double glazed door to front. Loft access.

### Lounge

13' 6" x 11' 2" ( 4.11m x 3.40m )

Double glazed window to front. Radiator.

### Kitchen

9' 4" x 9' 6" ( 2.84m x 2.90m )

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window to front. Double glazed door to side.

### Bedroom One

13' 11" x 9' 9" ( 4.24m x 2.97m )

Double glazed window to rear. Radiator.

### Bedroom Two

12' 8" x 9' 9" ( 3.86m x 2.97m )

Double glazed window to front. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Walk in electric shower. Heated towel rail. Shaver point. Partly tiled. Radiator. Double glazed window to side.

### Outside

#### Front Garden

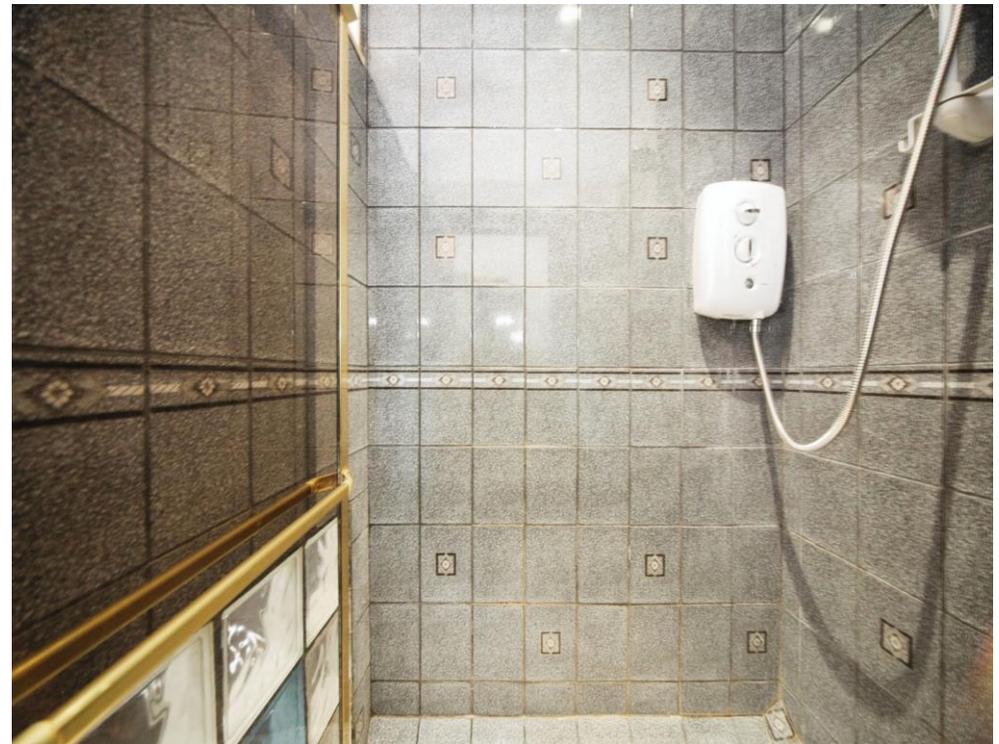
Off street parking

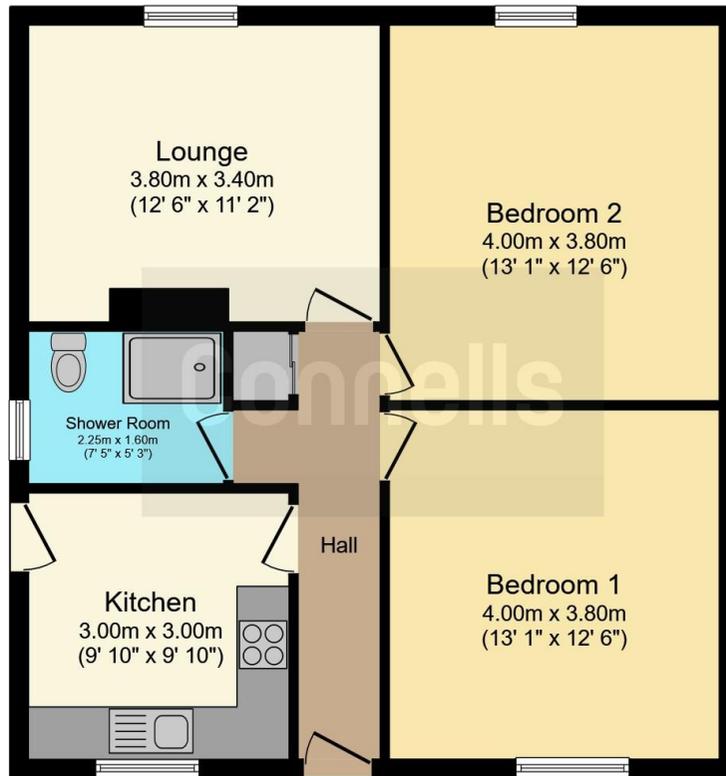
#### Rear Garden

Patio area. Laid to lawn.

### Garage

Up and over door. 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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**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

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LUTON LU2 7XH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/STP307862](http://connells.co.uk/Property/STP307862)**



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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