

for sale

**£355,000** Freehold



Residential Sales & Lettings | Mortgage Services |  
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## Porlock Drive Luton LU2 9LL

Connells Stopsley present an extended three bedroom semi detached located in the sought after Vauxhall Park. Porlock Drive briefly comprises of an entrance porch, entrance hall, kitchen/diner, lounge and additional reception room. The upper floor contains three bedrooms and family bathroom suite.

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# Property Details

## Entrance Porch

Double glazed patio doors to rear.

## Entrance Hall

Double glazed door to front. Radiator.

## Lounge 10' 11" x 18' 4" ( 3.33m x 5.59m )

Double glazed window to rear. Double glazed door to rear. Radiator. TV point.

## Dining Room 13' 11" x 7' 6" ( 4.24m x 2.29m )

Double glazed window to side. Electric heater.

## Kitchen 12' 2" x 11' 1" ( 3.71m x 3.38m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Integrated appliances. Space for fridge freezer. Double glazed window to front.

## Landing

Loft access. Loft ladder.

## Bedroom One 10' 5" x 11' 6" ( 3.17m x 3.51m )

Double glazed window to front. Radiator. TV point. Fitted wardrobe.

## Bedroom Two 11' 11" x 9' 5" ( 3.63m x 2.87m )

Double glazed window to rear. Radiator. Built in cupboard.

## Bedroom Three 7' 10" x 8' 9" ( 2.39m x 2.67m )

Double glazed window to rear. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Electric shower. Radiator. Fully tiled. Double glazed window to front.

## Outside

### Rear Garden

Patio. Laid to lawn. Shed.





To view this property please contact Connells on

**T 01582 737 069**  
**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
LUTON LU2 7XH

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: STP307963 - 0002

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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