

for sale

offers in excess of **£475,000** Freehold



Rylands Heath Luton LU2 8TZ

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.



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Property Details

Entrance Hall

Double glazed door to front. Radiator.

Cloakroom

Fitted with low level wc. Wash hand basin. Radiator. Double glazed window to front.

Lounge

Double glazed window to front. Radiator. TV point. Fireplace.

Dining Room

Double glazed patio doors to rear. Radiator.

Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Hot tap. Work surfaces. Integrated dishwasher. Fridge freezer. Integrated electric oven. Electric Induction hob. Cooker hood. Double glazed window to rear.

Landing

Loft access. Airing cupboards.

Bedroom One

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

En Suite

Fitted with low level wc. Wash hand basin. Bidet. Shower. Fully tiled. Double glazed window to front

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

Bathroom

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

Outside

Front Garden

Laid to lawn. Off street parking.

Rear Garden

Patio. Laid to lawn. Shed.

Garage

Electric door. Power and light. Combi boiler.





To view this property please contact Connells on

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LUTON LU2 7XH

Property Ref: STP308016 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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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