



**Connells**

Buchanan Drive  
Luton





## Property Description

Connells Stopsley bring to the market a three bedroom detached property located in the sought after St Anne's area of Luton. Buchanan Drive briefly comprises of an entrance porch, entrance hall, cloakroom, kitchen, open plan lounge/diner. The upper floor contains three bedrooms and family bathroom.

Conveniently located, this property provides easy access to London Luton Airport via Junction 10, making it ideal for frequent travellers. Additionally, it is within walking distance to the mainline train station, providing a swift commute to central London.

### Entrance Porch

Double glazed window to front. Double glazed door to side.

### Entrance Hall

Double glazed door to front. Radiator.

### Cloakroom

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

### Lounge / Diner

16' 11" x 17' 2" ( 5.16m x 5.23m )

Double glazed window and patio doors to rear. Radiator. TV point.

### Kitchen

9' 10" x 8' 5" ( 3.00m x 2.57m )

Fitted with wall and base units. Stainless steel sink drainer. Integrated fridge freezer and dishwasher. Plumbing and space for appliances. Electric oven. Gas hob. Cooker hood. Double glazed window to front.

### Landing

Loft access. Loft ladder.

### Bedroom One

11' 7" x 10' 3" ( 3.53m x 3.12m )

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

### Bedroom Two

12' 2" x 8' 5" ( 3.71m x 2.57m )

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

### Bedroom Three

8' 4" x 9' 2" ( 2.54m x 2.79m )

Double glazed window to rear. Radiator.

### Bathroom

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

### Outside

## Front Garden

Paved pathway to entrance. Laid to lawn.

## Rear Garden

Patio. Laid to lawn. Shed.

## Garage

Up and over door. Off street parking.



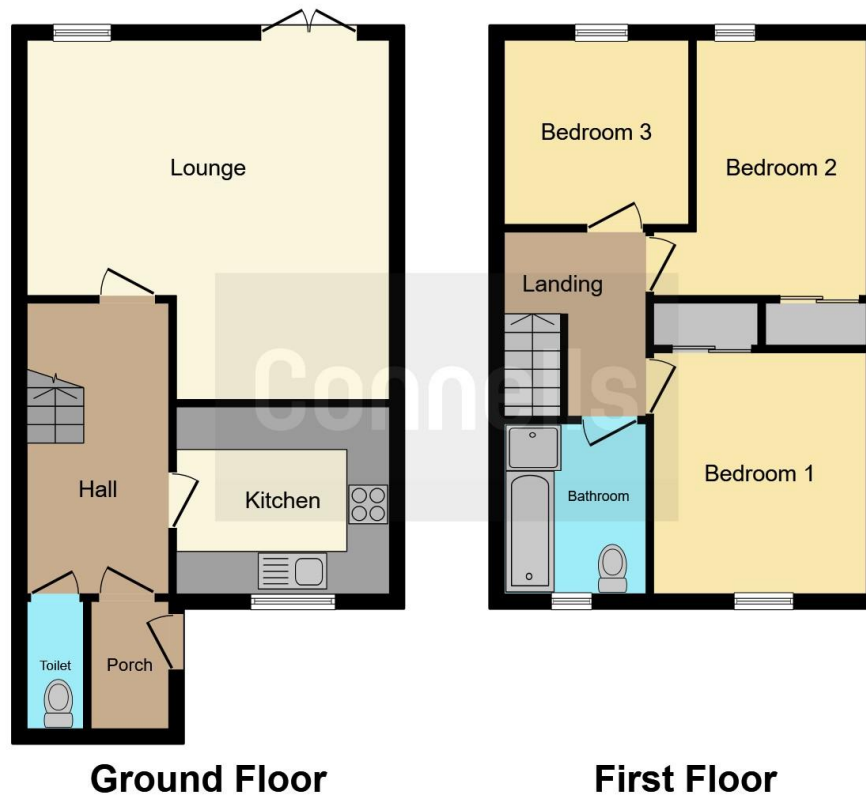












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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