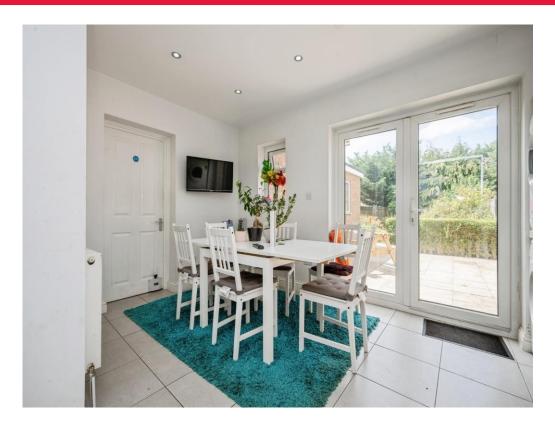


Connells

Rowelfield Luton

# for sale offers in excess of £600,000







# **Property Description**

A versatile five/six bedroom property currently set out as an HMO investment. Located close to London Luton Airport and local transport links this property is located in a highly desirable area.

The ground floor benefits from a downstairs W/C, large kitchen/dining area, separate lounge and bedrooms 1 & 2 both with ensuites.

The first floor comprises of bedrooms 3 to 6 all Good Size Bedrooms with en-suites.

Externally the property benefits from a low maintenance rear garden and driveway suitable for multiple vehicles.

Call Connells Stopsley to arrange your viewing of this great investment opportunity.

## **Ground Floor**

# **Entrance Hall**

Double glazed window and door to front. Stairs rising to first floor.

# Cloakroom

Fitted with low level wc. Wash hand basin. Radiator.

#### **Bedroom One**

12' 3" x 13' 9" ( 3.73m x 4.19m )

Double glazed window to front. Radiator. Access to en suite.

## **En Suite**

Fitted with low level wc. Wash hand basin. Corner shower cubicle. Heated towel rail. Extractor fan. Fully tiled.

## Kitchen / Diner

13' 9" x 23' 7" ( 4.19m x 7.19m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Splashback tiling. Gas hob. Electric oven. Cooker hood. Plumbing and space for appliances. Tiled flooring. Radiator. Double glazed window and patio doors to rear garden.

# Lounge

8' 6" x 14' 2" ( 2.59m x 4.32m )

Double glazed windows to front. Radiator. Access to kitchen/diner. Access to bedroom one.

## **Bedroom Two**

8' 6" x 14' 2" ( 2.59m x 4.32m )

Double glazed window and door to rear garden. Radiator. Access to en suite

## **En Suite**

Fitted with low level wc. Wash hand basin. Corner shower cubicle. Heated towel rail. Extractor fan. Fully tiled.

## **First Floor Landing**

## **Bedroom Three**

13' 7" x 15' 5" + door recess ( 4.14m x 4.70m + door recess )

Double glazed windows to front. Radiator. Access to en suite.

## **En Suite**

Fitted with low level wc. Wash hand basin. Shower cubicle. Heated towel rail. Extractor fan. Fully tiled.

## **Bedroom Four**

16' 5" + door recess x 8' 6" ( 5.00m + door recess x 2.59m )

Double glazed window to front. Radiator

## **En Suite**

Fitted with low level wc. Wash hand basin. Corner shower cubicle. Heated towel rail. Extractor fan. Fully tiled.

### **Bedroom Five**

12' 3" + door recess x 9' 8" ( 3.73m + door recess x 2.95m )

Double glazed window to rear. Radiator. Access to ensuite.

## **En Suite**

Fitted with low level wc. Wash hand basin. Corner shower cubicle. Heated towel rail. Extractor fan. Fully tiled. Double glazed window to rear.

#### **Bedroom Six**

13' 7" x 12' 5" ( 4.14m x 3.78m )

Double glazed window to rear. Radiator. Access to en suite.

# **En Suite**

Fitted with low level wc. Wash hand basin. Corner shower cubicle. Heated towel rail. Extractor fan. Fully tiled. Double glazed window to rear.

## Outside

#### **Front Garden**

Brick paved driveway providing off street parking.

## Rear Garden

Enclosed by panelled fencing. Paved patio area. Mainly laid to lawn.



















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

To view this property please contact Connells on

T 01582 737 069 E stopsley@connells.co.uk

Jansel House Parade 656 Hitchin Road Stopsley LUTON LU2 7XH

EPC Rating: C Council Tax Band: C

view this property online connells.co.uk/Property/STP308096



Tenure: Freehold



<sup>1.</sup> 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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