





Property Description

This four bedroom detached family home is located on the outskirts of Luton close to Luton Parkway Station, Luton airport and Junction 10 of the M1. The extensive living offers separate lounge, kitchen/diner and utility. The property holds the potential to extend (stpp) and is also being offered to the market chain-free!

Briefly comprises of; Hallway, lounge, kitchen/diner, utility and cloakroom downstairs.

Upstairs are four double bedrooms with en-suite to master and family bathroom off the landing.

Externally the rear is laid mostly to lawn, the front is blocked paved for two cars and there is also an integral garage with power and lighting.

Armstrong Road is situated in the new development located off Kimpton Road, a stone's throw from Luton Parkway Station, which can you have in London St Pancres in as little as 22 minutes.

M1 J10 as well as Luton Airport are both a short drive from the residence.

Local shops include; Tesco Express and Kimpton Road Post Office.

A little further is Luton Retail Park.

Local schools include; Wenlock CofE Academy, Chiltern Academy and Crawley

Green Infant School.

Call now to view!

Entrance Hall

Lounge

17' x 10' (5.18m x 3.05m)

Kitchen

12' x 12' (3.66m x 3.66m)

Utility Room

Cloakroom

Landing

Bedroom One

14' x 10' (4.27m x 3.05m)

En Suite

Bedroom Two

14' x 9' 1" (4.27m x 2.77m)

Bedroom Three

11' 1" x 10' (3.38m x 3.05m)

Bedroom Four

10' x 9' (3.05m x 2.74m)

Bathroom

Outside

Front Garden

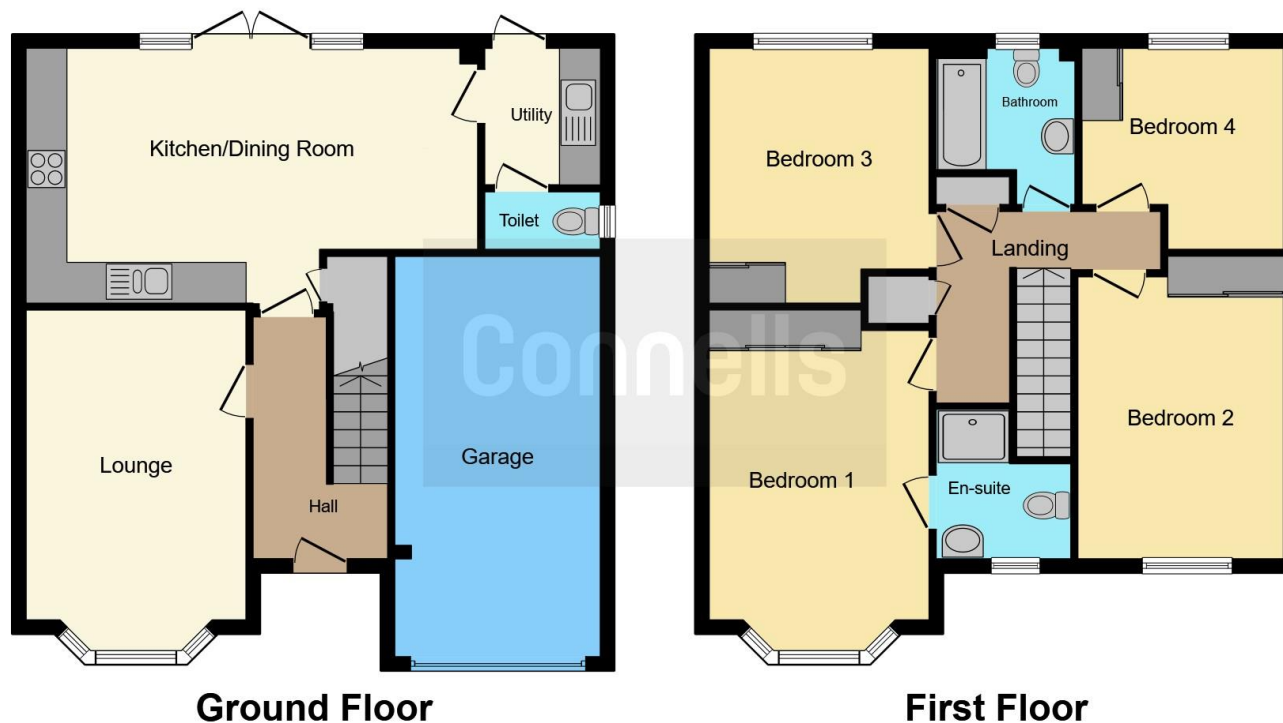
Rear Garden

Garage









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: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/STP308196



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STP308196 - 0002