



**Connells**

Brendon Avenue  
Luton





### Property Description

Connells Stopsley bring to the market a four bedroom townhouse located in the sought after Vauxhall Park area. Brendon Avenue is a large and spacious property that briefly comprises an entrance hall, cloakroom, downstairs bedroom with an ensuite shower room. The first floor contains a kitchen/diner and large spacious lounge. The second floor contains three bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front, with the rear garden being a mix of laid to lawn and decking area.

Brendon Avenue is situated in the highly convenient Vauxhall Park area of Luton being approximately a mile from Luton Airport and Luton Airport Parkway mainline train station with services to London, Bedford and beyond. Local shops and a host of other amenities including an Asda supermarket are all within walking distance with excellent schooling being provided by Crawley Green Primary and Queen Elizabeth High School.

### Entrance Hall

Door to front. Radiator. Stairs rising to first floor.

### Cloakroom

Fitted with low level WC. Wash hand basin. Fully tiled. Double glazed window to front.

### Bedroom One

8' 4" x 13' 7" ( 2.54m x 4.14m )  
Double glazed window to front. Radiator.

### En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle.

### First Floor

#### Lounge

18' 4" x 11' 2" ( 5.59m x 3.40m )  
Double glazed window and patio doors to rear. TV point. Gas fire. Radiator,

#### Dining Room

11' 4" x 9' 3" ( 3.45m x 2.82m )  
Double glazed window to front. Radiator.

#### Kitchen

8' 7" x 7' 2" ( 2.62m x 2.18m )  
Fitted with wall and base units. Stainless steel sink drainer. Plumbing and space for appliances. Double glazed window to front.

### Second Floor

Loft access.

#### Bedroom Two

11' 10" x 11' 6" ( 3.61m x 3.51m )  
Double glazed window to front. Radiator. Built in cupboard.

#### Bedroom Three

11' 7" x 9' 3" + door recess ( 3.53m x 2.82m + door recess )  
Double glazed window to rear. Radiator.

#### Bedroom Four

8' 3" x 8' 8" ( 2.51m x 2.64m )  
Double glazed window to rear. Radiator.

### Bathroom

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

## Outside

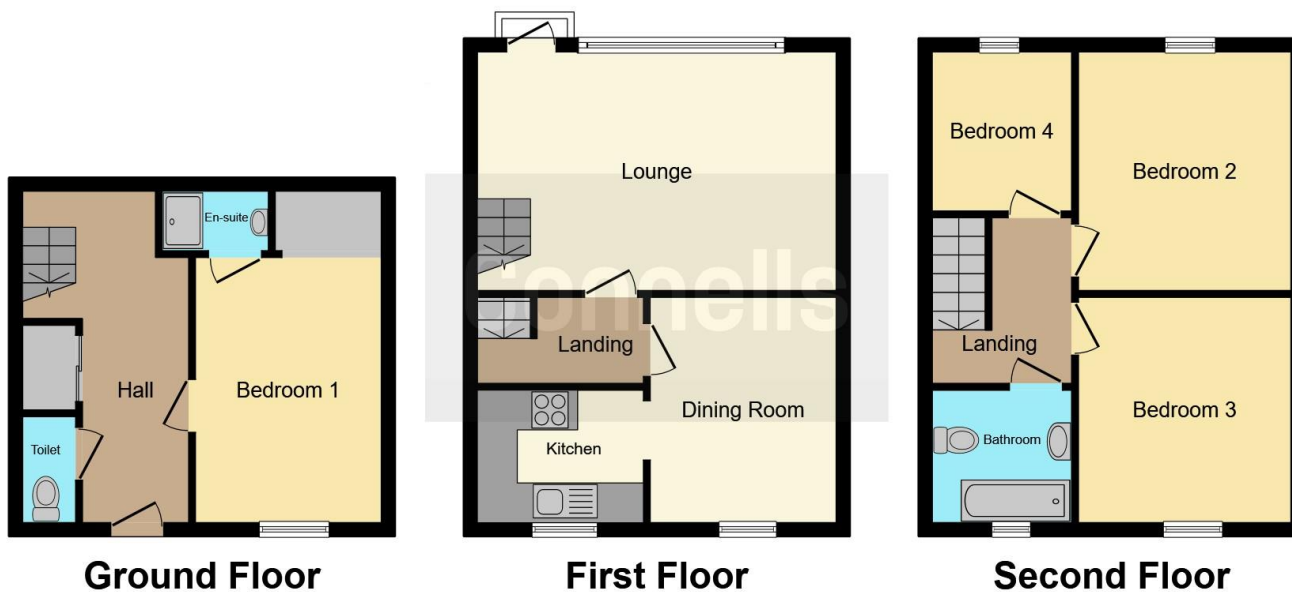
### Front Garden

Off street parking

### Rear Garden

Enclosed by panelled fencing. Laid to lawn.  
Decking area.





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)

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

EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/STP308152](http://connells.co.uk/Property/STP308152)**

Tenure: Freehold



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