

## Property Description

Connells Bring To The Market A Beautifully Presented Three Bedroom Semi - Detached Family Home, Built In 2020 And Finished To A Very High Standard Throughout. Armstrong Road Is The Perfect Location For Commuting Towards London.

Armstrong Road Comprises Of A Spacious Entrance Hall. Cloakroom, Large Lounge And Beautiful Kitchen/Diner. The Upper Floor Comprises Of A Master Bedroom With An Ensuite, Two Additional Spacious Bedrooms And A Family Bathroom Suite.

Externally The Property Has Off Street Parking, A Garage And Landscaped Rear Garden.

Armstrong Road is located off Kimpton Road in the new development called Eaton Green Heights in South Luton. Many local shops and amenities are located within walking distance including Luton Town Centre and both stations. Gypsy Lane is also within a short walk which has an array of shops. J10 of the M1 is also within easy reach. Great Bus links also provide you with easy access to Dunstable and the Airport, further benefits include a new Co-Op opening shortly

## Entrance

Paved pathway to front.

## Entrance Hall

Stairs rising to first floor. Radiator

## Cloakroom

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

## Lounge

Double glazed window to front. Radiator.

## Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Gas hob. Extractor fan. Integrated appliances. Storage cupboard. Double glazed windows to rear. Double glazed patio doors leading to rear garden.

## Landing

Stairs rising from entrance hall. Storage cupboard. Double glazed window to side

## Bedroom One

Double glazed window to front. Radiator. Door to ensuite

## En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Extractor fan. Partly tiled

## Bedroom Two

Double glazed window to rear. Radiator.

## Bedroom Three

Double glazed window to rear. Radiator.

## Bathroom

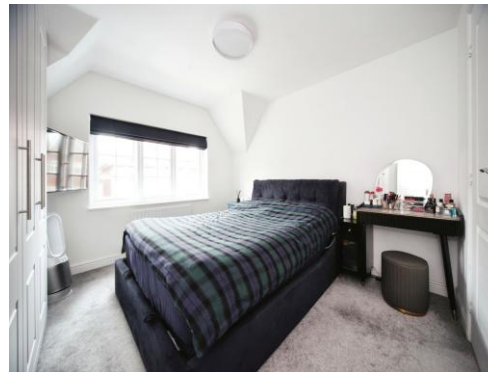
Fitted with low level wc. Wash hand basin. Bath with mixer taps. Partly tiled. Double glazed window to front.

## Outside

## Front Garden

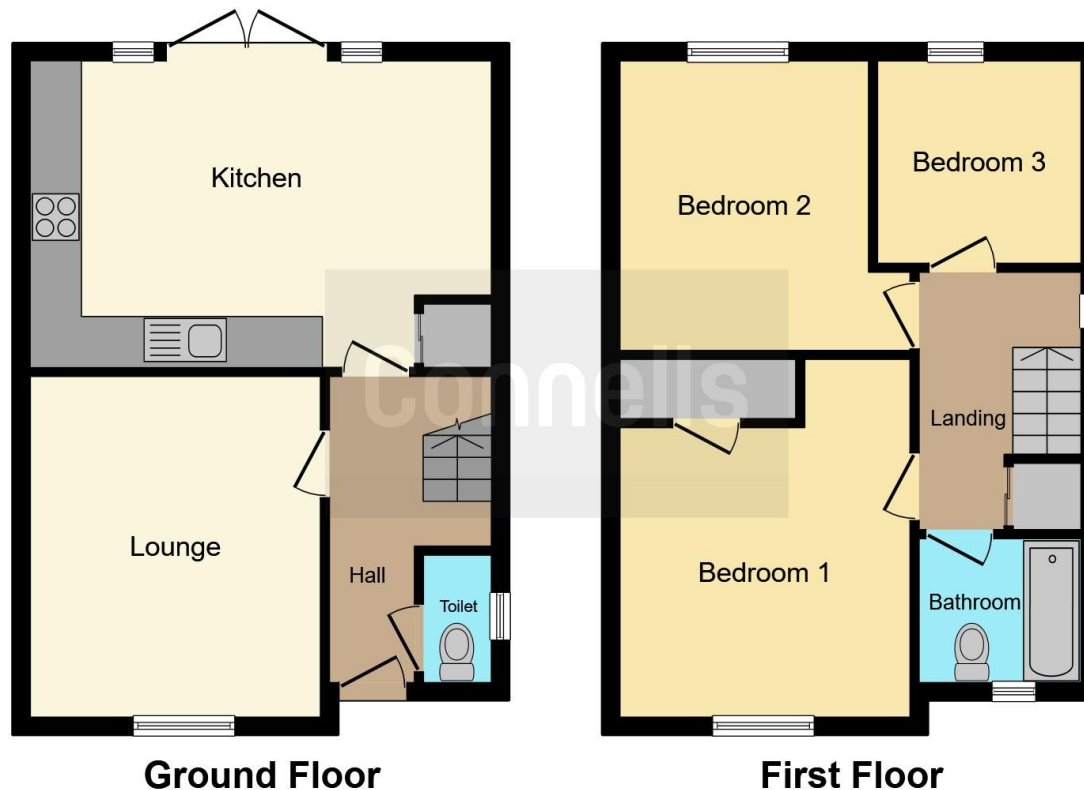
## Rear Garden

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](http://www.focalagent.com)

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EPC Rating: B    Council Tax  
 Band: C

Tenure: Freehold

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