



Connells

Ashcroft Road
Luton



Property Description

Connells Stopsley Bring To The Market A Three Bedroom Semi Detached Property Located In The Sought After Putteridge Area Of Stopsley. Situated On A Large Plot Ashcroft Road Comes With A Lot Of Extension Potential. The Property Briefly Comprises Of An Entrance Porch, Hallway With Stairs To The Upper Floor, Lounge, Kitchen/Diner. The Upper Floor Contains Three Bedrooms And Family Bathroom. Externally The Property Benefits From Ample Off Street Parking To The Front And An Integral Garage. To The Rear A Large And Secluded Rear Garden.

Ashcroft Road Is Within A Short Drive To The A 505 For Access Into Hitchin And Hertfordshire, Junction 10 Of M1 For Access Into London. As Well As Being Within Walking Distance To Putteridge School And All Local Amenities Within Stopsley Village.

Ground Floor

Entrance Porch

Double glazed door to front.

Entrance Hall

Door to front, radiator, double glazed window to side.

Cloakroom

Comprises of: WC, double glazed window to side.

Lounge

18' x 11' 2" (5.49m x 3.40m)
TV and telephone points, radiator, electric heater.

Kitchen

16' 4" x 8' 4" (4.98m x 2.54m)
Fitted kitchen comprises of: a range of wall/base units, stainless steel sink/drainage unit, space for fridge/freezer, gas hob, electric

oven, cooker-hood, plumbing for washing machine and dishwasher, central heating boiler, double glazed windows to front and rear.

First Floor

Landing

Loft access with drop down ladder, double glazed window to front.

Bedroom 1

14' 6" x 9' 6" (4.42m x 2.90m)
Built-in wardrobes, TV and telephone points, radiator, double glazed windows to side and rear.

Bedroom 2

12' x 9' 6" (3.66m x 2.90m)
TV point, double glazed window to rear.

Bedroom 3

9' 11" x 8' 3" (3.02m x 2.51m)
Radiator, double glazed window to front.

Bathroom

Comprises of: panelled bath with mixer taps, wash hand basin, radiator, double glazed window to front.

Separate WC

WC, double glazed window to side.

Outside

Front Garden/parking

Block paved driveway.

Rear Garden

Laid to lawn, patio area, shed.

Garage

Up and over with power and light.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: D

view this property online connells.co.uk/Property/STP306981

Tenure: Freehold



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: STP306981 - 0004