



**Connells**

Armstrong Road  
Luton





### Property Description

Connells Stopsley Bring To The Market A Beautifully Presented Three Bedroom 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 Detached Garage Split Into A Home Office And Storage Space.

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 Tesco opening shortly.

### Entrance Hall

Double glazed door to front. Radiator.

### Cloakroom

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

### Study (garage)

10' 7" x 8' 8" ( 3.23m x 2.64m )  
Double glazed patio door to rear.

### Lounge

11' 6" x 15' 4" ( 3.51m x 4.67m )  
Double glazed window to front. Radiator. TV point.

### Kitchen

13' 6" x 18' 11" ( 4.11m x 5.77m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Integrated appliances. Radiator. Double glazed window and patio doors to rear  
Laundry Cupboard housing washer dryer. Extractor fan.

### Landing

Double glazed window to side. Loft access via ladder. Cupboard containing boiler,

### Bedroom One

11' 7" x 11' 10" ( 3.53m x 3.61m )  
Double glazed window to front. Fitted wardrobes. Radiator.

### En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Shaver point. Radiator. Extractor fan. Double glazed window to side.

### Bedroom Two

11' 5" x 11' 5" ( 3.48m x 3.48m )  
Double glazed window to rear. Radiator.

### Bedroom Three

7' 2" x 11' 8" ( 2.18m x 3.56m )  
Double glazed window to rear. Radiator.

### Bathroom

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

### Outside

## Front Garden

Block paved driveway. Laid to lawn.

## Rear Garden

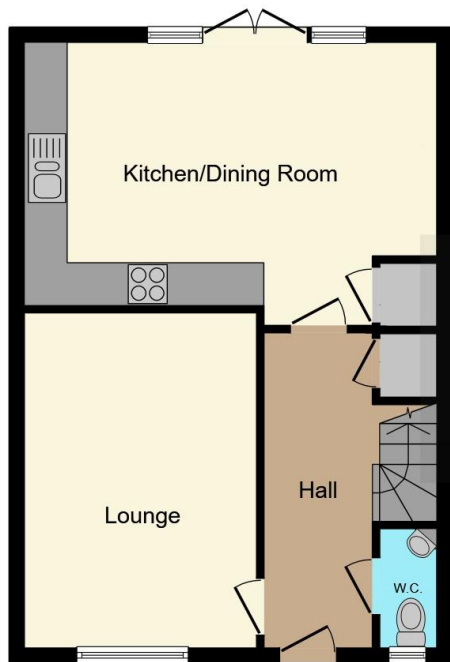
Paved patio area. Laid to lawn. Shed.

## Garage

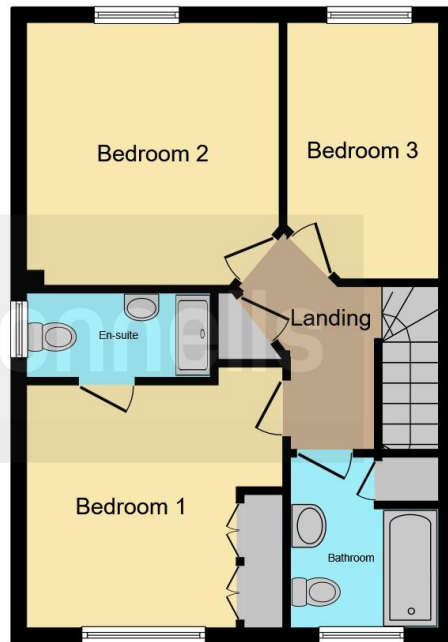
Access via up and over door.



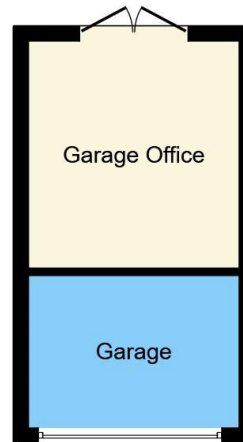




**Ground Floor**



**First Floor**



**Outbuilding**



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

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/STP307299](http://connells.co.uk/Property/STP307299)**

Tenure: Freehold



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