

Connells

Ryecroft Way Luton







Property Description

GUIDE PRICE- £450,000-£475,000-Connells Stopsley Bring To The Market A Rarely Available Four Bedroom Detached Chalet Bungalow In The Sought After Stopsley Village Location. Offering Huge Extension Potential STPP, Ryecroft Way Is Truly Unique To The Road And Internal Viewings Are Advised.

Ryecroft Way is located in the popular area of 'Stopsley Village'. Ideally located within walking distance to where all local amenities can be found. Inspire leisure centre, Junction 10 of the M1 motorway, London Luton airport & Luton Airport Parkway train station are a short distance away. Benefiting also from fantastic local transport links via local bus stops.

Ground Floor

Entrance Hall

Double glaze door to front, telephone point

Lounge/diner

26' 8" x 10' 10" (8.13m x 3.30m)

Double glazed window to front, radiator, tv point, coal fire place, wooden door to rear

Bedroom 4/study/playroom

13' 6" x 8' 1" (4.11m x 2.46m)
Double glazed patio doors to rear, double glazed window to side. radiator

Kitchen

17' 7" x 10' 5" (5.36m x 3.17m)

Fitted kitchen comprises of; a range of wall/base units, work surfaces, sink/drainer unit, double glazed window side and rear, double glazed door to side, plumbing for washing machine, integrated dishwasher, cooker hood, gas hob, gas oven, space for fridge/freezer

Snug

10' 11" x 9' 4" (3.33m x 2.84m)
Double glazed patio door and window to side, radiator

Bedroom 3

14' 7" x 10' 6" ($4.45 \mathrm{m} \ \mathrm{x} \ 3.20 \mathrm{m}$) Double glazed window to front, radiator

Bathroom

Comprise of; Bath with mixer taps, shower cubicle, WC, wash hand basin, shaver point, fully tiled, double glazed window to rear

First Floor

Stairs from hall

Bedroom 1

17' 8" x 15' 11" (5.38m x 4.85m)

Double glazed window to side and rear, radiator, TV point, loft access

En Suite

Comprise of; Shower, WC, wash hand basin, extractor fan

Bedroom 2

11' 8" into bay x 10' 11" (3.56m into bay x 3.33m)

Double glazed window to front and side, radiator

Outside

Front Garden

Laid to lawn

Rear Garden

Patio area, laid to lawn area, greenhouse, pond, electric opening gates to rear, off street parking to rear

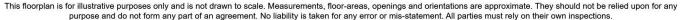
Garage

Up and over door, power and light









To view this property please contact Connells on

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view this property online connells.co.uk/Property/STP306804

EPC Rating: D











^{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.

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