

for sale

offers in excess of

**£365,000** Freehold



**Exton Avenue Luton LU2 0LH**

Connells Stopsley present a three bedroom EXTENDED detached bungalow located in the sought after Round Green area. Exton Avenue briefly comprises an entrance hall, three spacious bedrooms, family bathroom suite, kitchen area and extended lounge/diner.

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# Property Details

## Entrance

Double glazed door to front. Radiator. Loft access.

## Lounge

Double glazed window to front. Radiator. TV point. Electric fireplace.

## Dining Room

Double glazed door to side. Double glazed window to rear. Radiator. TV point.

## Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Combi boiler. Double glazed window and door to side.

## Landing

### Bedroom One

Double glazed window to front. Radiator.

### Bedroom Two

Double glazed window to front. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Shower. Extractor fan. Fully tiled. Double glazed window to side.

## Outside

### Front Garden

Block pave for off street parking

### Rear Garden

Paved patio area. Laid to lawn. Shed.





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

Property Ref: STP308316 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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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