



Connells

Felix Avenue  
Luton



### Property Description

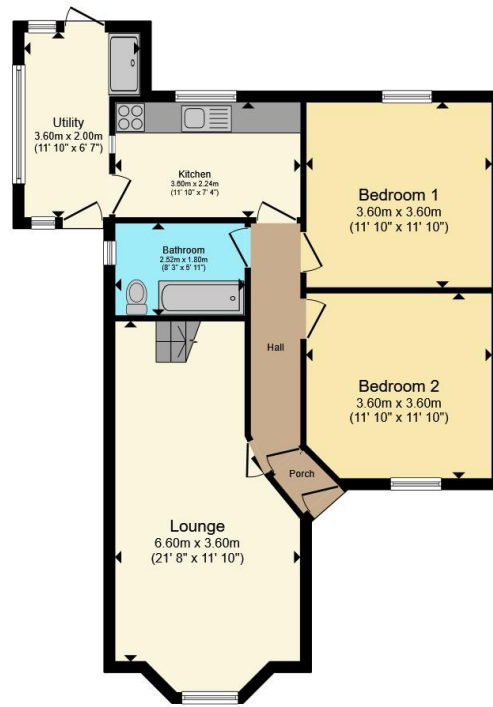
Connells Stopsley bring to the market a semi detached chalet bungalow located in the sought after Round Green area. Felix Avenue briefly comprise and entrance porch, entrance hall, lounge/diner, two bedrooms, bathroom suite, kitchen area and conservatory. The upper floor contains bedroom three. Externally the property benefits from a low maintenance front garden with off street parking as well as a detached garage, The rear garden is wide and is a blend of patio and laid to lawn areas. The property sits on a generous plot and offers extension potential STPP.

Nestled in the popular Round Green area of Luton, Felix Avenue offers residents a peaceful residential setting combined with superb convenience. Just a short walk from the property, you'll find a wide selection of local shops, including multiple convenience stores and a post office. Felix Avenue also benefits from excellent connectivity. Luton Railway Station is just 0.9 miles away, providing fast links into London, while numerous bus routes and the wider Luton Transport Network offer convenient travel throughout the town and beyond.









**Ground Floor**



**First Floor**

Total floor area 95.4 m<sup>2</sup> (1,027 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/STP308438](https://www.connells.co.uk/Property/STP308438)**



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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Property Ref: STP308438 - 0006