



**Connells**

Crowland Road  
Luton



## Property Description

A Fantastic Opportunity to Create Your Dream Family Home in Stopsley.

Located in the ever-popular Stopsley area of Luton, is this three-bedroom semi-detached property on Crowland Road. The property offers spacious accommodation throughout and provides the perfect blank canvas for anyone looking to update and personalise a home to their own taste and style.

Externally, the property boasts a private driveway leading to a garage, providing ample off-road parking and storage. To the rear is a lovely, established garden, offering plenty of space for entertaining, family activities, gardening enthusiasts, or even future extension potential (subject to the necessary permissions).

The location is a major highlight, with highly regarded Putteridge schools within easy reach, making it an ideal choice for families. Stopsley is well known for its strong community feel, excellent amenities, parks, transport links and convenient access to Luton Airport, the M1 motorway and Luton Parkway Station as well as Countryside access.

Properties offering this level of potential in such a desirable location are always in demand. Early viewing is highly

recommended.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.

## Hall

Door to front, frosted double glazed window to front x 2, double glazed window to side, carpet, radiator, stairs to first floor, under stairs storage cupboard

## Lounge

14' x 11' ( 4.27m x 3.35m )

Double glazed bay window to front, carpet radiator, open into

## Dining Room

11' 1" x 9' ( 3.38m x 2.74m )

Double glazed patio doors to rear, carpet, radiator and built in storage

## Kitchen

11' 1" x 9' 1" ( 3.38m x 2.77m )

Double glazed window to rear, glazed door to side, lino, range of wall and base units, stainless steel sink and drainer, space for cooker, washing machine, dishwasher, tumble dryer and fridge freezer, fully serviced combi boiler

## Landing

Double glazed frosted window to side, carpet, access to loft

### Bedroom 1

14' x 9' ( 4.27m x 2.74m )

Double glazed bay window to front, carpet, radiator, built in wardrobes

### Bedroom 2

11' x 11' ( 3.35m x 3.35m )

Double glazed window to rear, carpet, radiator

### Bedroom 3

9' x 7' ( 2.74m x 2.13m )

Double glazed window to front, lino, radiator, over stairs storage cupboard

### Bathroom

Double glazed frosted window to rear, lino, fully tiled, wash hand basin, bath with shower over, radiator, storage cupboard, heated towel rail

### Wc

Double glazed frosted window to side, lino, low level WC

### Front

Shingle driveway, gate to side

### Garage

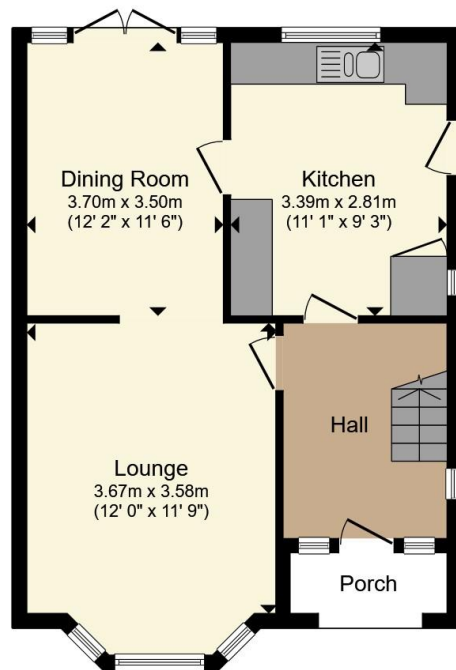
Up and over door, power and lighting, door to

side, frosted window to side

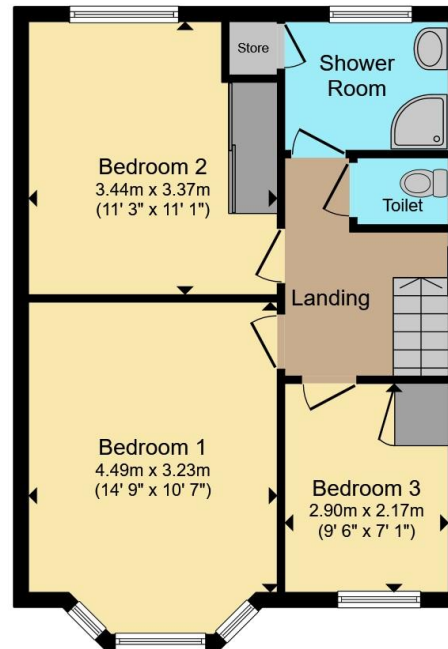




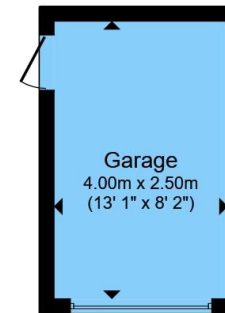




**Ground Floor**



**First Floor**



**Garage**

Total floor area 109.2 m<sup>2</sup> (1,175 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](http://www.propertybox.io)

**Connells**

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/STP308485](http://connells.co.uk/Property/STP308485)**



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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