



Connells

Runley Road  
Luton





## Property Description

Located just off the ever-popular Dallow Road, this well-presented three-bedroom terraced home offers an excellent opportunity for families and investors alike. With NO UPPER CHAIN and reliable tenants already in situ, the property provides an immediate rental income and strong long-term potential.

The area remains highly desirable with families thanks to its excellent school catchment options, nearby green open spaces, and easy access to local shops, bus routes, and major transport links.

Inside, the property comprises a welcoming entrance hall, a spacious lounge/diner ideal for everyday family living, and a practical, well-planned kitchen offering ample storage and worktop space.

To the first floor, you will find three good-sized bedrooms and a family bathroom, providing a comfortable and functional layout suited to a range of needs.

Externally, the property benefits from off-road parking to the front, while the rear garden—mainly laid to lawn—offers a safe and enjoyable outdoor area for children, relaxing or entertaining.

## Entrance Porch

Door to front

## Entrance Hall

Door to front, Stairs rising to first floor. Radiator.

## Open Plan Living Area

### Lounge

Double glazed bay window to front. Radiator.

### Dining Room

French doors to kitchen. Radiator.

## Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed windows and doors to rear.

## Landing

### Bedroom One

Double glazed bay window to front. Radiator.

### Bedroom Two

Double glazed window to rear. Radiator.

### Bedroom Three

Double glazed window to rear. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin.  
Bath with mixer taps and shower attachment.  
Partly tiled. Double glazed window to front.

## Outside

### Front Garden

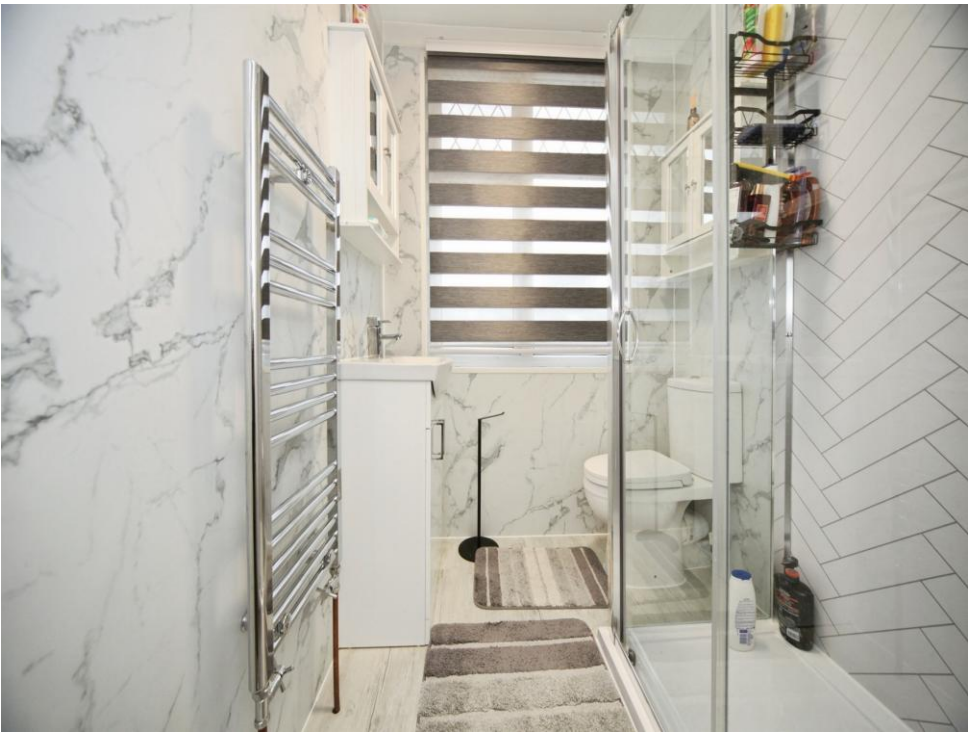
Block paved for off street parking.

### Rear Garden

Enclosed by panelled fencing. Paved  
pathway. Mainly laid to lawn.



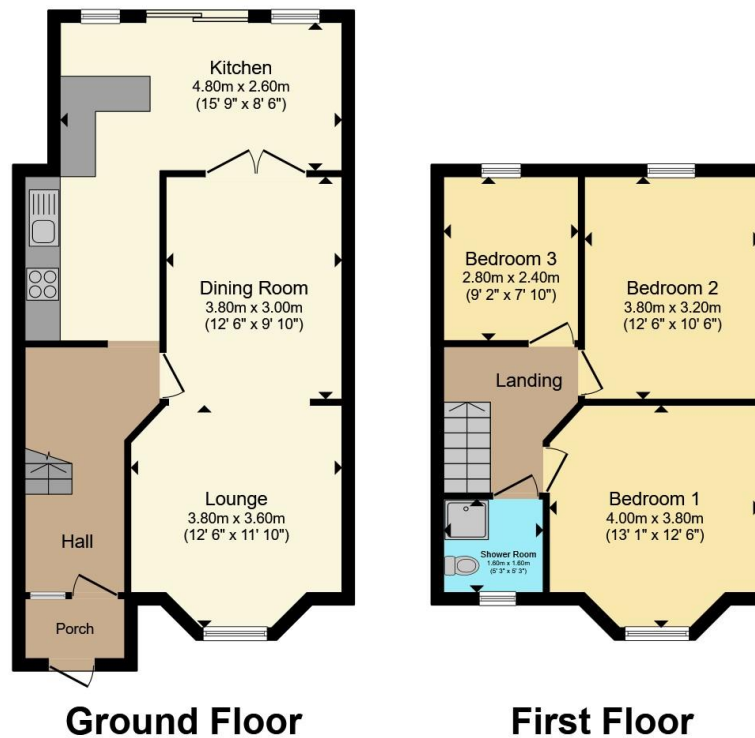












Total floor area 93.4 m<sup>2</sup> (1,005 sq.ft.) approx

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

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT317935](http://connells.co.uk/Property/LUT317935)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUT317935 - 0002