



Connells

Rowelfield  
Luton



## Property Description

A versatile five/six bedroom property currently set out as an HMO investment. Located close to London Luton Airport and local transport links this property is located in a highly desirable area.

The ground floor benefits from a downstairs W/C, large kitchen/dining area, separate lounge and bedrooms 1 & 2 both with en-suites.

The first floor comprises of bedrooms 3 to 6 all Good Size Bedrooms with en-suites.

Externally the property benefits from a low maintenance rear garden and driveway suitable for multiple vehicles.

Call Connells Stopsley to arrange your viewing of this great investment opportunity.

## Ground Floor

### Entrance Hall

Double glazed window and door to front. Stairs rising to first floor.

### Cloakroom

Fitted with low level wc. Wash hand basin. Radiator.

### Bedroom One

12' 3" x 13' 9" ( 3.73m x 4.19m )

Double glazed window to front. Radiator. Access to en suite.

### En Suite

Fitted with low level wc. Wash hand basin. Corner shower cubicle. Heated towel rail. Extractor fan. Fully tiled.

### Kitchen / Diner

13' 9" x 23' 7" ( 4.19m x 7.19m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Splashback tiling. Gas hob. Electric oven. Cooker hood. Plumbing and space for appliances. Tiled flooring. Radiator. Double glazed window and patio doors to rear garden.

### Lounge

8' 6" x 14' 2" ( 2.59m x 4.32m )

Double glazed windows to front. Radiator. Access to kitchen/diner. Access to bedroom one.

### Bedroom Two

8' 6" x 14' 2" ( 2.59m x 4.32m )

Double glazed window and door to rear garden. Radiator. Access to en suite

### En Suite

Fitted with low level wc. Wash hand basin. Corner shower cubicle. Heated towel rail. Extractor fan. Fully tiled.

## First Floor Landing

13' 7" x 12' 5" ( 4.14m x 3.78m )

Double glazed window to rear. Radiator.  
Access to en suite.

## Bedroom Three

13' 7" x 15' 5" + door recess ( 4.14m x 4.70m  
+ door recess )

Double glazed windows to front. Radiator.  
Access to en suite.

## En Suite

Fitted with low level wc. Wash hand basin.  
Shower cubicle. Heated towel rail. Extractor fan. Fully tiled.

## Bedroom Four

16' 5" + door recess x 8' 6" ( 5.00m + door  
recess x 2.59m )

Double glazed window to front. Radiator

## En Suite

Fitted with low level wc. Wash hand basin.  
Corner shower cubicle. Heated towel rail.  
Extractor fan. Fully tiled.

## Bedroom Five

12' 3" + door recess x 9' 8" ( 3.73m + door  
recess x 2.95m )

Double glazed window to rear. Radiator.  
Access to ensuite.

## En Suite

Fitted with low level wc. Wash hand basin.  
Corner shower cubicle. Heated towel rail.  
Extractor fan. Fully tiled. Double glazed  
window to rear.

## Bedroom Six

## En Suite

Fitted with low level wc. Wash hand basin.  
Corner shower cubicle. Heated towel rail.  
Extractor fan. Fully tiled. Double glazed  
window to rear.

## Outside

## Front Garden

Brick paved driveway providing off street  
parking.

## Rear Garden

Enclosed by panelled fencing. Paved patio  
area. Mainly laid to lawn.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/STP308096](http://connells.co.uk/Property/STP308096)**



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Property Ref: STP308096 - 0012