



**Connells**

Armstrong Road  
Luton



### Property Description

Situated on the ever-popular Armstrong Road, this well-maintained home offers spacious accommodation, modern interiors, and excellent transport connections.

The location is perfect for families, first-time buyers, and commuters seeking convenience and comfort.

The property welcomes you into a generous entrance hall, offering access to the main living areas. The bright and comfortable lounge provides an ideal space for family relaxation and entertaining.

The modern kitchen offers ample storage, quality worktops and space for dining, making it perfect for everyday use.

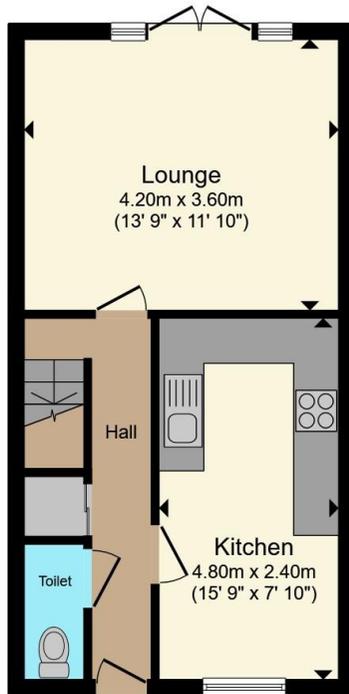
Upstairs, the home features three well-sized bedrooms, all benefiting from excellent natural light. Bedroom One boasts its own private ensuite, providing added convenience and a touch of luxury. A stylish family bathroom serves the remaining bedrooms.

Outside, the rear garden offers a private and peaceful outdoor space—ideal for dining and socialising.

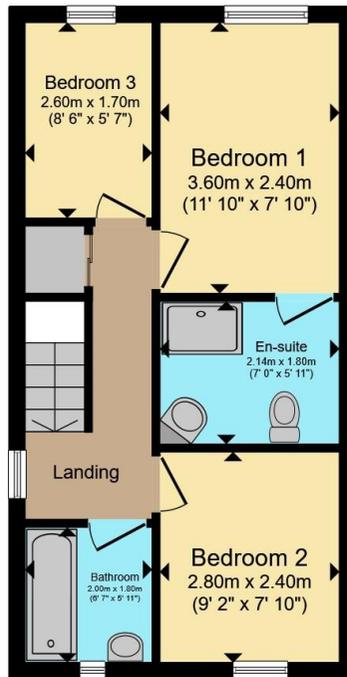
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**Ground Floor**



**First Floor**

Total floor area 71.4 m<sup>2</sup> (769 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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83-83A George Street  
LUTON LU1 2AT

EPC Rating: B Council Tax  
Band: C

**view this property online [connells.co.uk/Property/LUT317903](http://connells.co.uk/Property/LUT317903)**

Tenure: Freehold



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.

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Property Ref: LUT317903 - 0003