



**Connells**

Walcot Avenue  
Luton



### Property Description

Connells Stopsley present a CHAIN FREE and EXTENDED three bedroom semi detached property located in the popular and sought after Round Green area. Walcot Avenue briefly comprises an entrance hall, open plan lounge/diner, cloakroom, modern kitchen and extended side space. The upper floor contains three spacious bedrooms and family bathroom suite. The property benefits from a good sized rear garden being a blend of patio and laid to lawn areas and complete with a summerhouse.

Walcot Avenue is a well-established residential address located within a popular area of Luton, known for its convenient access to local amenities and strong transport links. The street offers a welcoming neighbourhood feel, making it attractive to families, professionals, and first-time buyers alike.

For commuters, Walcot Avenue benefits from excellent connectivity, with Luton and Leagrave railway stations both within a short distance, offering direct services into London St Pancras in under 30 minutes. The M1 motorway (Junctions 10 and 11) is easily accessible, allowing straightforward travel to London, Milton Keynes, and beyond. London Luton Airport is also conveniently nearby.

Families will appreciate the selection of well-regarded schools in the surrounding area, along with nearby parks and green spaces, ideal for outdoor recreation and leisure.

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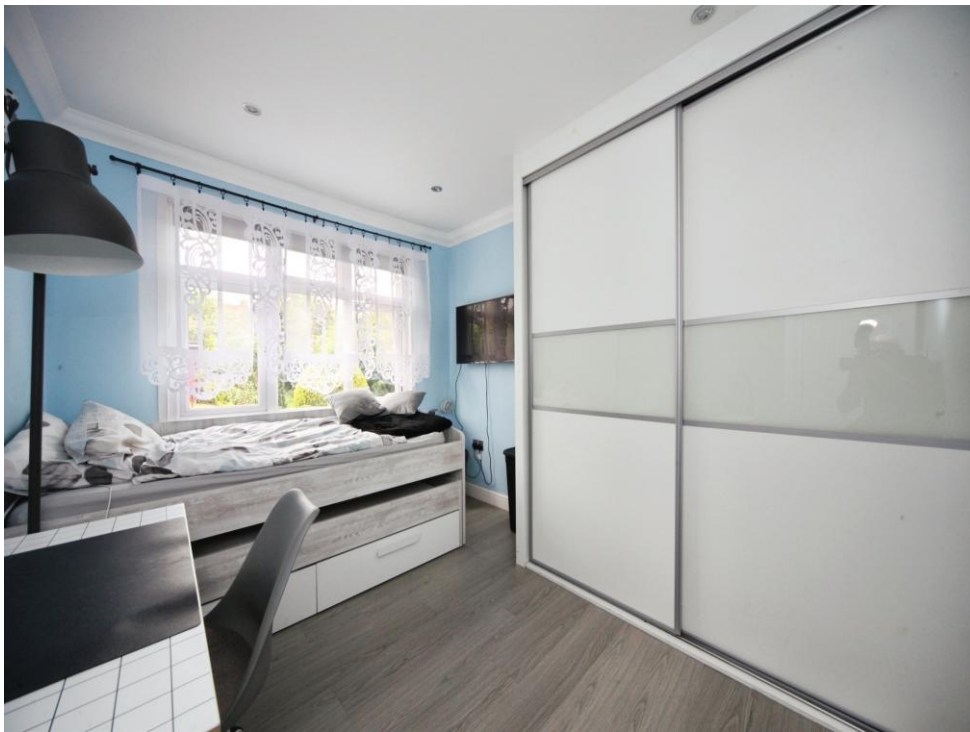
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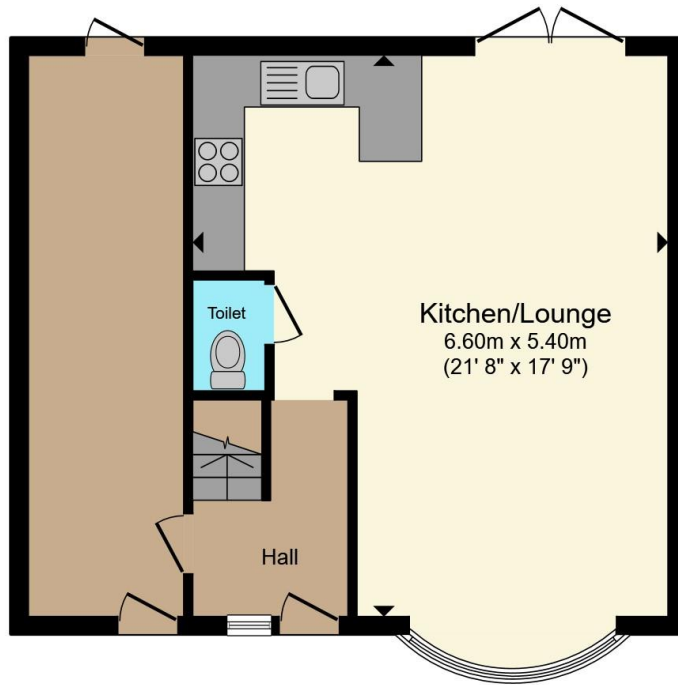
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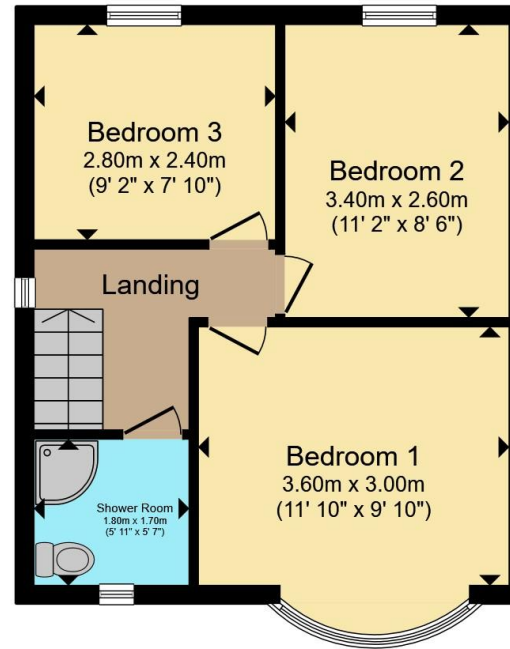








**Ground Floor**



**First Floor**

Total floor area 85.9 m<sup>2</sup> (925 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)



To view this property please contact Connells on

**T 01582 737 069**  
**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
 LUTON LU2 7XH

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/STP308466](http://connells.co.uk/Property/STP308466)**



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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