



Connells

Roman Road  
Luton



### Property Description

Connells Leagrave bring to the market an EXTENDED two bedroom semi detached property located on the sought after Roman Road. The property briefly comprises an entrance hall, lounge, kitchen area, extended diner and family bathroom suite. The upper floor contains two double bedrooms. Externally the property benefits from off street parking as well as a garage. The rear garden is private and secluded and is a blend of patio and laid to lawn areas.

Roman Road is a well-located residential address in Luton, offering a convenient setting close to a range of local amenities and transport links. The area is popular with families, professionals, and investors due to its accessibility and established community.

A selection of local shops, schools, and everyday services can be found nearby, while Luton town centre provides a wider range of retail, dining, and leisure facilities. The property is well positioned for commuters, with Luton mainline railway stations offering regular services into London and surrounding areas.

Road users benefit from easy access to major routes including the M1 motorway, making travel both north and south straightforward. London Luton Airport is also within reasonable reach for those requiring national and international travel.



## Entrance Hall

Double glazed door and window to side aspect. Radiator.

## Lounge

Double glazed window to front aspect. Gas feature fire place. Television point. Radiator.

## Dining Room

Double glazed window to side aspect. Double glazed patio doors to rear aspect. Radiator.

## Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a washing machine. Integrated fridge. Gas hob with gas and fan oven with cooker hood over.

## Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

## First Floor Landing

Loft access with loft ladder.

## Bedroom One

Double glazed window to rear aspect. Radiator.

## Bedroom Two

Double glazed window to front aspect. Built in cupboard. Television point. Radiator.

## Loft Space

Fully boarded with a light.

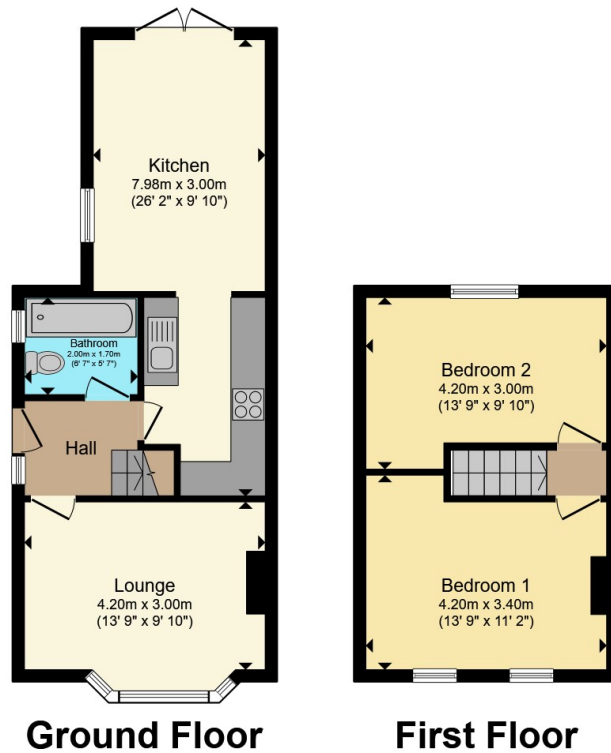
## Rear Garden

Laid to lawn with a patio area. Greenhouse.

## Garage

Open out doors. Power and light supply.





**Ground Floor**

**First Floor**

Total floor area 68.9 m<sup>2</sup> (742 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

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EPC Rating: Council Tax  
 Awaited Band: C

**view this property online [connells.co.uk/Property/LGR312349](http://connells.co.uk/Property/LGR312349)**

Tenure: Freehold



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