



Connells

Russell Street  
Luton



### Property Description

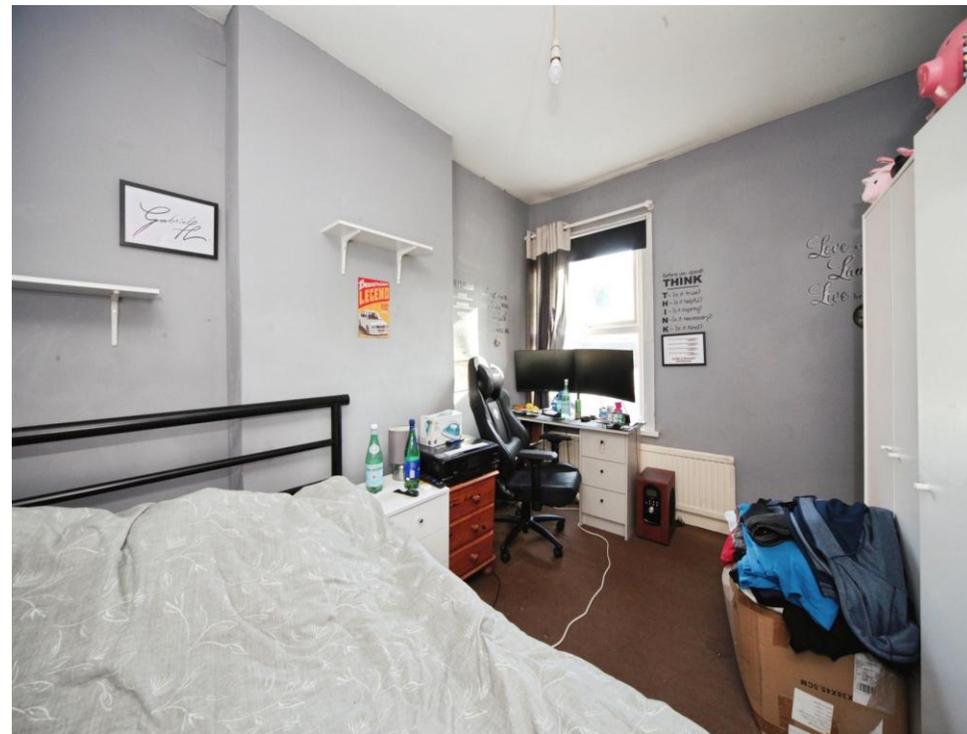
This well-presented home is situated in the ever-popular South Luton area, ideally positioned close to a wide range of amenities including shops, schools, doctors' surgeries and major travel hubs. Commuters will benefit from excellent access to London Luton Airport, Luton Train Station, and Junction 10 of the M1 motorway. Residents are also within walking distance of nearby parkland offering leisure and green-space activities.

The accommodation comprises an entrance leading into a welcoming living area, separate dining area, fitted kitchen and ground-floor bathroom. To the first floor there are three generously sized bedrooms, providing ample space for families or those seeking additional room for work or storage.

Externally, the property benefits from an enclosed rear garden and a detached garage, offering secure parking or useful storage options.











Total floor area 94.9 m<sup>2</sup> (1,021 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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83-83A George Street  
 LUTON LU1 2AT

EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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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: LUT318075 - 0002