



**112 Armstrong Road, Luton, LU2 0FX**

**Offers In Excess Of £530,000**

Newly built in 2018 by Redrow, Benjamin Stevens have brought to the market this fantastic three double bedroom, three bathroom detached house in the very popular development.

Built to an extremely high spec, this property allows for great family living without the need of any works carried out prior to moving in. Located a short distance away from Luton Parkway Station offers a very easy commute into Kings Cross St Pancras in just 23 minutes.

The ground floor boasts a modern, high spec kitchen with built in appliances overlooking the secluded rear garden, a conveniently placed utility room with the downstairs WC. The newly decorated main front room, makes for a great entertaining room

On the first floor, you will find three double bedrooms each with their own en-suite bathrooms with the master bedroom featuring both a walk in shower and separate bath, all finished to an extremely high spec throughout.

Call vendor's sole agent to book your viewing.



## Exterior



Ample parking, side access through to garden

## Reception 11'9" x 17'11" (3.6 x 5.47)



Laid to carpet, bay window to front aspect

## Reception Alternate View 11'9" x 17'11" (3.6 x 5.47)



## Kitchen/Dining Room 21'9" x 15'8" (6.63 x 4.78)



Wood effect flooring throughout, double doors leading through to rear garden

## Kitchen 21'9" x 15'8" (6.63 x 4.78)



Range of wall and base units, 1 1/2 bowl stainless steel sink with drainer board and mixer tap, gas hob with extractor hood, integrated tower oven and grill, plumbed for dishwasher, under cabinet lights, window to rear aspect

## Dinning Area 21'9" x 15'8" (6.63 x 4.78)



## Utility Room 5'9" x 6'6" (1.77 x 2)



Wall and base units, stainless steel sink with drainer board and mixer tap, plumbed for washing machine, frosted door through to rear garden

## Guest W/C 5'9" x 4'7" (1.77 x 1.42)



Wall attached sink with mixer tap, low level W/C, frosted window to side aspect



**Bedroom One 16'4" x 13'1" (4.99 x 4.01)**



Laid to carpet, bay window to front aspect, built in wardrobe

**Bedroom One Alternate View 16'4" x 13'1" (4.99 x 4.01)**



**En-suite 10'10" x 7'6" (3.32 x 2.30)**



Panelled bath with mixer tap, walk in glass shower, wall attached sink with mixer tap, low level W/C, heated towel rail, tiled flooring, frosted window to front aspect

**Bedroom Two 12'2" x 11'3" (3.71 x 3.43)**



Laid to carpet, window to rear aspect, built in wardrobe

**En-suite 4'4" x 8'10" (1.34 x 2.71)**



Walk in shower, wall attached sink with mixer tap, low level W/C, tiled flooring, sky light to side access, heated towel rail

**Bedroom Three 11'9" x 10'3" (3.6 x 3.13)**



Laid to carpet, window to rear aspect, built in wardrobe

**En-suite 8'4" x 3'9" (2.55 x 1.16)**

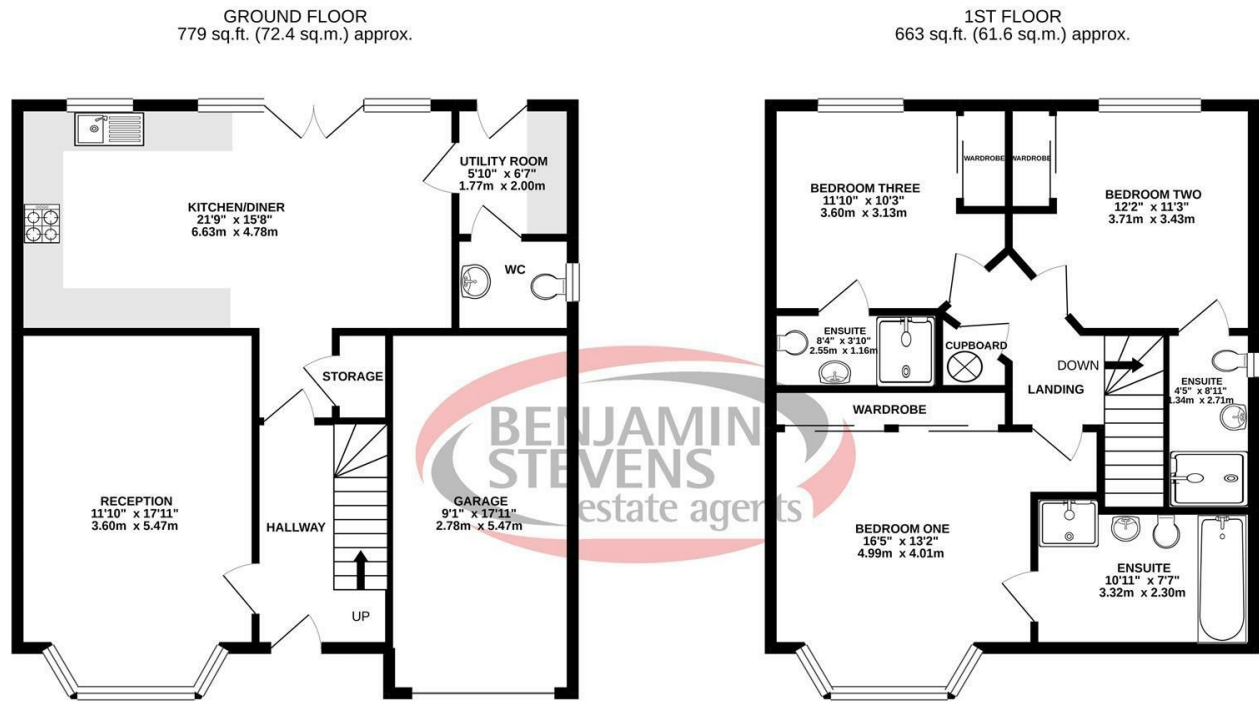


Walk in shower, wall attached sink mixer tap, low level W/C, heated towel rail, tiled flooring, frosted window to side aspect

**Rear Aspect**



Floor Plan

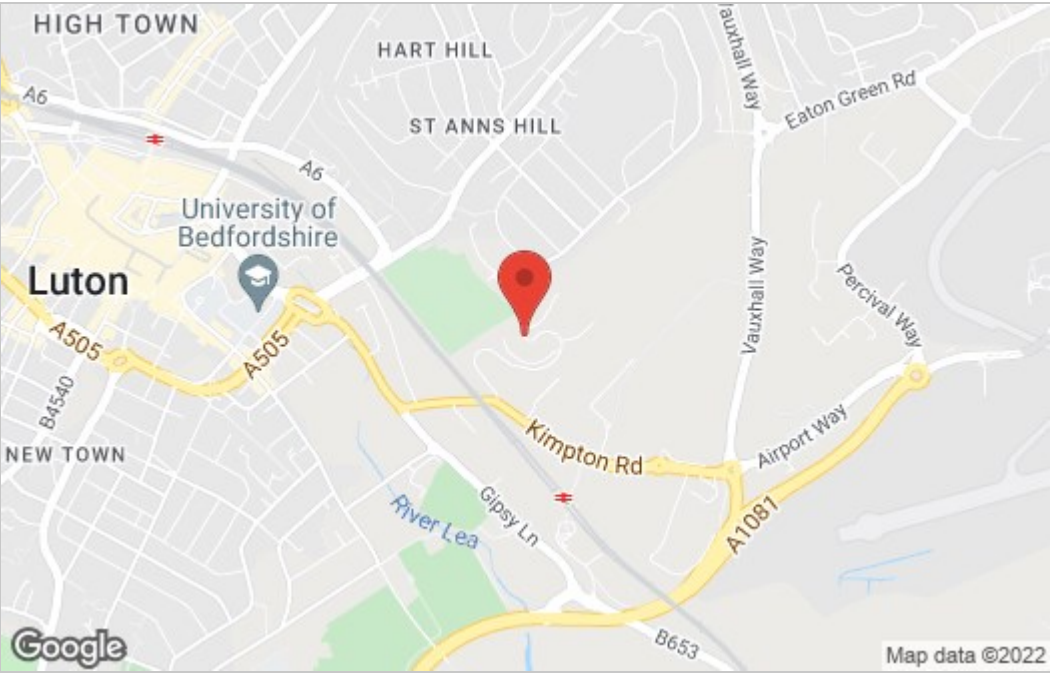


TOTAL FLOOR AREA : 1442 sq.ft. (134.0 sq.m.) approx.

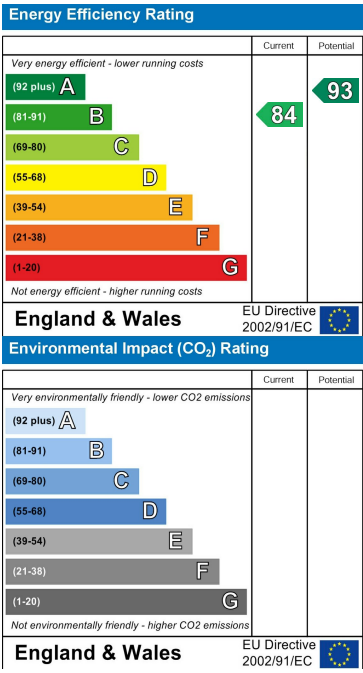
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
www.benjaminstevens.co.uk