



Connells

Home Farm Court Putteridge Park
Luton

Home Farm Court Putteridge Park Luton LU2 8NN

for sale offers in excess of
£460,000



Property Description

****CHARACTER HOME**** Located on an Exclusive Private Development in Putteridge Park Rarely Available.

The Property Is An Unique and Desirable Hertfordshire Residence, Overlooking Stunning Countryside Views, Also Benefiting Being Within The Hitchin School catchments.

Throughout The Property there are 3 Good Size Bedrooms, lovely lounge, Dining room, Fully Fitted kitchen En-Suite to Master Bedroom, Family Bathroom, The Rear Garden Is Of Good Size and Over Looks Stunning Views of the Countryside The Property Is A MUST VIEW FAMILY HOME.

Entrance

Door to front leading into Dining Room

Dining Room

10' 11" x 8' 8" (3.33m x 2.64m)

Double glazed wooden framed window to front and rear, radiator

Lounge

13' 5" x 10' 7" (4.09m x 3.23m)

Double glazed wooden framed window to front and rear, radiator, TV point, gas fire place, loft access, door to rear

Kitchen

10' 11" x 8' 8" (3.33m x 2.64m)

Fitted kitchen comprises of: a range of wall/base units, one sink/drainage unit, work surfaces, electric oven, electric hob, cooker hood, radiator, integrated fridge/freezer double glazed wooden framed window to front and rear

Bedroom 1

14' 8" x 10' 7" (4.47m x 3.23m)

Double glazed wooden framed window to front and rear, TV point, radiator, loft access

En Suite

Comprises of: Double glazed wooden framed window to front, WC, wash hand basin, radiator, shower cubicle, part tiled walls, extractor fan

Bedroom 2

9' 8" x 8' 4" (2.95m x 2.54m)

Double glazed wooden framed window to front, radiator

Bedroom 3

8' 4" x 6' 10" (2.54m x 2.08m)

Double glazed wooden framed window to rear, radiator

Bathroom

Comprises of: bath with mixer taps, WC, wash hand basin, double glazed wooden framed window to front, radiator, extractor fan

Outside

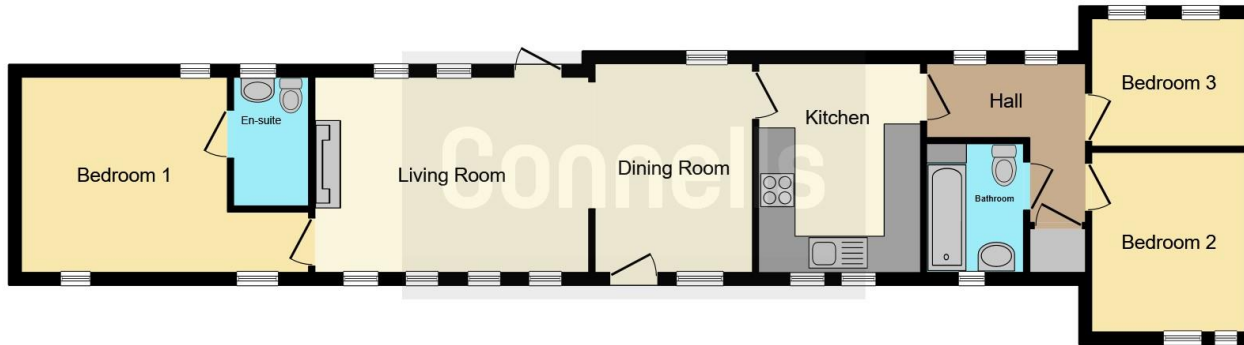
Parking

X 2 allocated parking spaces

Rear Garden

Laid to lawn, decking area, shed, plum tree, apple tree, pond





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/STP306703](https://www.connells.co.uk/Property/STP306703)

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.

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