



**Connells**

Emmer Green  
Luton



### Property Description

Connells Stopsley Bring To The Market A Four Bedroom Detached Property In The Sought After Area Of Wigmore. Emmer Green Comprises Of An Entrance Hall, Cloakroom, Open Plan Lounge Diner, Kitchen Area, Utility Room And Conservatory To Rear. The Upper Floor Contains Four Bedrooms, Family Bathroom With Ensuite To Master. Externally The Property Benefits From An Integral Garage, Off Street Parking For Three Cars And A Secluded Rear Garden Backing Onto Green Space.

Locally Emmer Green Is Located Close To All Local Amenities, A Short Drive Away From Junction 10 Of M1 And Luton Airport Parkway Train Station For Commuting. Emmer Green Is Also Located On Hertfordshire Borders For Travels Into Herts And Also Some Beautiful Countryside Walks.

### Entrance Hall

UPVC double glazed door to front. Radiator.

### Cloakroom

Fitted with low level wc. Wash hand basin. Radiator. UPVC double glazed window to front.

### Lounge

13' 3" x 19' 2" ( 4.04m x 5.84m )  
UPVC double glazed window to front.  
Radiator. Gas fire. TV & Telephone point.

### Dining Room

9' x 9' 3" ( 2.74m x 2.82m )  
UPVC double glazed patio doors to rear.  
Radiator.

### Kitchen

16' 3" x 9' 1" ( 4.95m x 2.77m )  
Fitted with wall and base units. Sink drainer. Cooker hood. Integrated dishwasher. Integrated fridge. Space for appliances. Double glazed window to rear. UPVC double

glazed door into conservatory.

### Utility

5' x 8' 2" ( 1.52m x 2.49m )  
UPVC double glazed window to side.  
Stainless steel sink drainer. Plumbing and space for appliances. Radiator.

### Conservatory

9' 8" x 11' 1" ( 2.95m x 3.38m )  
Brick base. Under floor heating.  
Double glazed UPVC windows to side and rear. UPVC double glazed patio door to side.

### Landing

Loft access via ladder. Partly boarded

### Bedroom One

10' 1" x 14' 6" ( 3.07m x 4.42m )  
UPVC double glazed window to front.  
Radiator.

### En Suite

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Power Shower. UPVC double glazed window to front.

### Bedroom Two

9' 5" x 11' 7" ( 2.87m x 3.53m )  
UPVC double glazed window to front.  
Fitted wardrobes. Radiator. TV point.

### Bedroom Three

8' x 7' 9" ( 2.44m x 2.36m )  
UPVC double glazed window to rear.  
Fitted wardrobes. Radiator.

### Bedroom Four

8' 1" x 15' 1" ( 2.46m x 4.60m )  
UPVC double glazed window to front.  
Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bidet. Jacuzzi Bath with mixer taps and shower attachment. Electric Shower. Radiator. Fully tiled. UPVC double glazed window to rear.

## Outside

### Front Garden

Brick paved driveway providing off street parking for three cars. Electric car charging point.

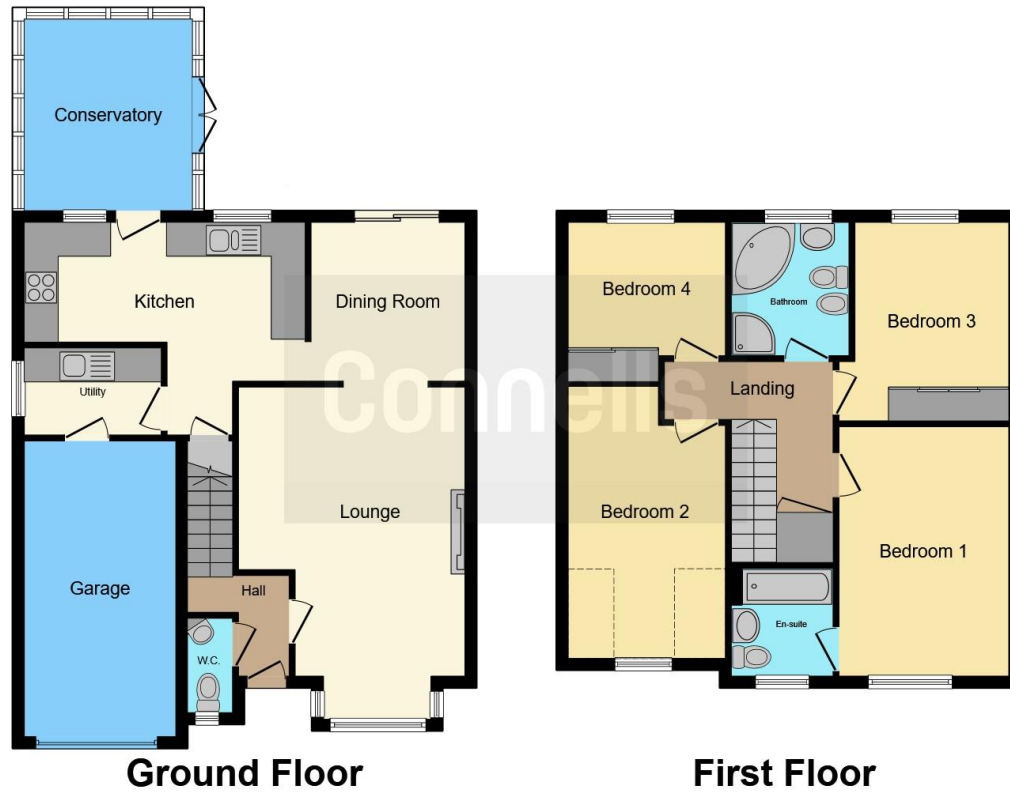
### Rear Garden

Patio area. Laid to lawn. Decking area. Shed.

### Garage

Access via electric up and over door. Boiler. Power & light.





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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaiting**

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Tenure: Freehold



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Property Ref: STP307227 - 0007