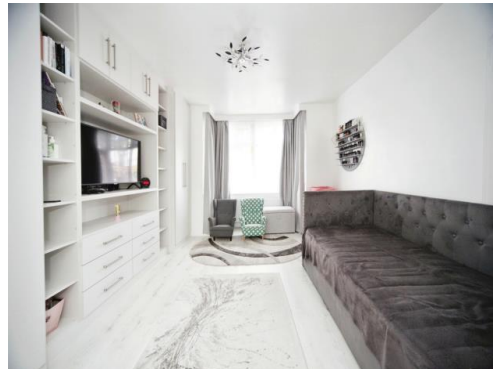




Connells

Putteridge Road
Luton



Property Description

Connells Stopsley bring to market this extended three bedroom semi-detached family home situated within the sought after area of Putteridge.

This property benefits from an downstairs wc, Study room, large utility space and an extended kitchen/breakfast room with patio doors opening into the lean-to which provides access to the rear garden.

The first floor has three well-proportioned bedrooms and a fitted three piece bathroom suite.

Externally to the rear is a large rear garden with patio area and outbuilding. To the front is off road parking for two cars.

Porch

Access to entrance hall

Entrance Hall

Stairs rising to first floor landing

Cloakroom

Fitted with low level WC. Wash hand basin. Partly tiled.

Study

7' 11" x 7' 3" (2.41m x 2.21m)

Lounge

12' 5" x 11' 3" (3.78m x 3.43m)

Double glazed bay window to front. Radiator. Access to dining room.

Dining Room

11' 3" x 10' (3.43m x 3.05m)

Radiator. Access to kitchen.

Kitchen

17' 11" x 9' 11" (5.46m x 3.02m)

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for fridge freezer. Integrated appliances. Two sky light windows. Double glazed window to rear.

Double glazed sliding doors to lean to.

Lean To

27' x 10' 2" (8.23m x 3.10m)

Access to rear garden. Access to utility room.

Utility Room / Garage

31' 10" x 9' 1" (9.70m x 2.77m)

Landing

Access to loft.

Bedroom One

12' 5" x 11' 2" (3.78m x 3.40m)

Double glazed window to front. Built in wardrobes. Radiator.

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)

Double glazed window to rear. Radiator.

Bedroom Three

7' 7" x 7' 7" (2.31m x 2.31m)

Double glazed window to rear. Radiator.

Bathroom

6' 6" x 5' 2" (1.98m x 1.57m)

Fitted with bath with mixer taps and shower attachment. Low level wc. Wash hand basin. Fully tiled. Double glazed window to front.

Outside

Front Garden

Paved driveway providing off road parking

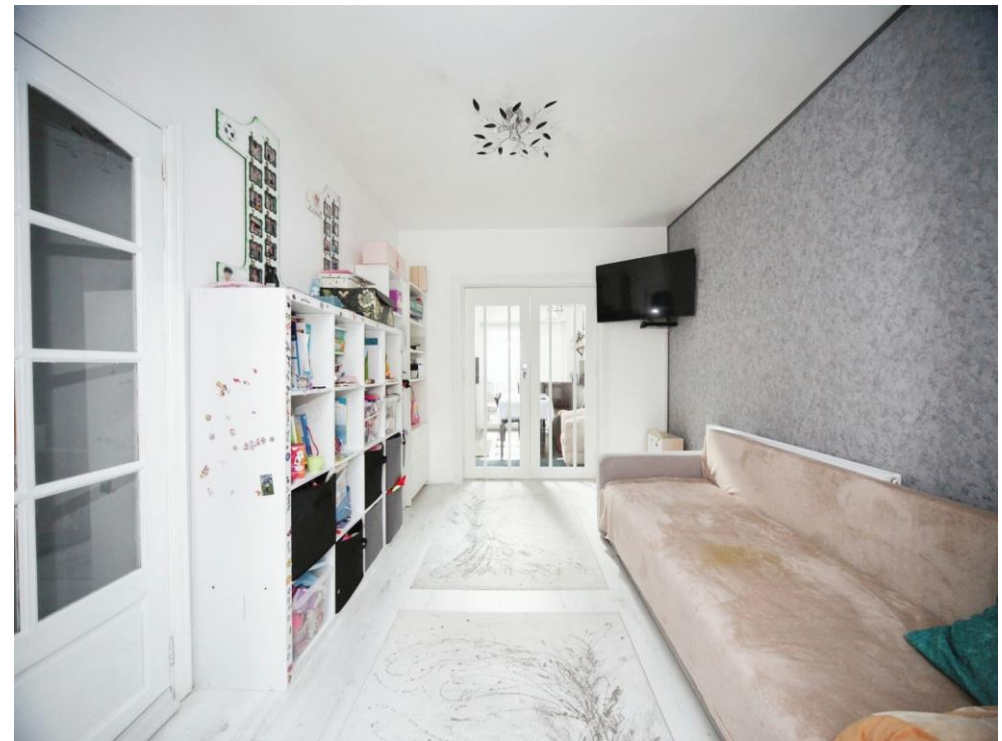
Rear Garden

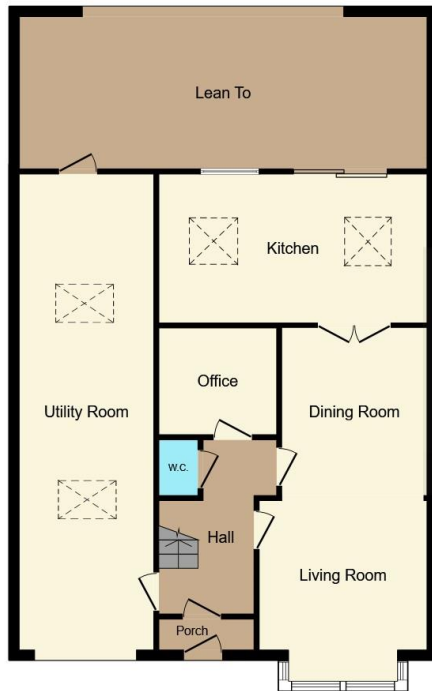
Enclosed by paneled fencing. Mainly laid to lawn. Paved pathway to

workshop.

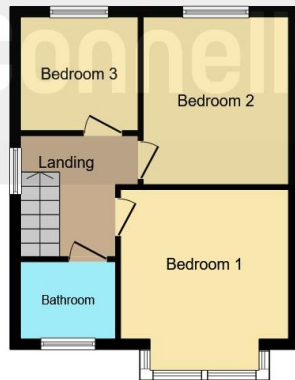
Workshop

27' x 10' 9" (8.23m x 3.28m)





Ground Floor



First Floor



Outbuilding

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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: D

view this property online [connells.co.uk/Property/STP307326](https://www.connells.co.uk/Property/STP307326)

Tenure: Freehold



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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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