



**Connells**

Edgewood Drive  
Luton



### Property Description

Connells Stopsley bring to the market a well presented three bedroom semi detached property in the sought after Putteridge area of Stopsley. Edgewood Drive briefly comprises an entrance hall, kitchen, lounge and dining room. The upper floor contains three bedrooms and family bathroom suite. Externally the property benefits from ample off street parking to the front along with a garage. Externally the property benefits from a south facing garden with paved patio and laid to lawn areas. The property also benefits from extension potential STPP.

Edgewood Drive is within a short drive to the A505 for access into Hitchin and Hertfordshire, junction 10 of M1 for access into London, as well as being within walking distance to Putteridge School and all local amenities within Stopsley Village.

### Entrance Hall

Double glazed window and door to front. Radiator. Telephone point. Under stairs cupboard. Security alarm.

### Lounge

10' 4" x 12' 11" ( 3.15m x 3.94m )  
Double glazed bay window to front. Radiator. TV and Telephone point. Gas fire.

### Dining Room

8' 11" x 10' 8" ( 2.72m x 3.25m )  
Double glazed patio doors to rear. Radiator.

### Kitchen

10' 4" x 7' 4" ( 3.15m x 2.24m )  
Fitted with wall and base units. Stainless steel sink drainer. Electric oven. Electric hob. Cooker hood. Plumbing and space for appliances. Combi boiler. Double glazed window to side. Double glazed door to rear.

### Landing

Loft access. Loft ladder. Double glazed window to side.

### Bedroom One

13' x 9' 10" ( 3.96m x 3.00m )  
Double glazed window to front. Radiator. TV point. Telephone point.

### Bedroom Two

10' 9" x 9' 10" ( 3.28m x 3.00m )  
Double glazed window to rear. Radiator. Telephone point. Airing cupboard.

### Bedroom Three

6' 5" x 9' 11" ( 1.96m x 3.02m )  
Double glazed window to front. Radiator. TV point.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with electric shower. Radiator. Fully tiled. Double glazed window to rear.

### Outside

#### Front Garden

Off street parking.

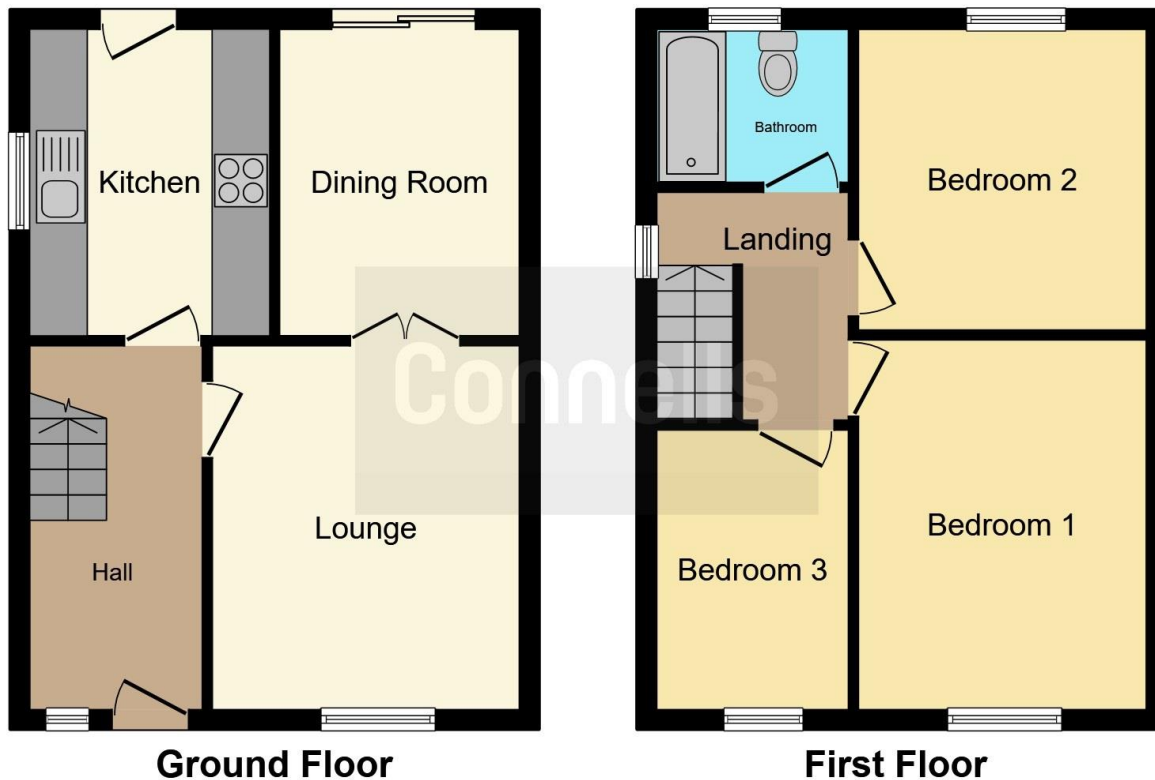
#### Rear Garden

Paved patio area. Laid to lawn.

### Garage

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)

To view this property please contact Connells on

**T 01582 737 069**  
**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
 LUTON LU2 7XH

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/STP307308](http://connells.co.uk/Property/STP307308)**



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.

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STP307308 - 0007