



**Connells**

Tameton Close  
Luton

# Tameton Close Luton LU2 8UX

for sale offers over  
**£400,000**



## Property Description

Connells Stopsley are proud to present a rarely available four bedroom detached property located in the heart of Wigmore. Tameton Close briefly comprises an entrance hall, cloakroom, kitchen, open plan lounge/diner. The upper floor contains four bedrooms and family bathroom suite. The property also contains an integral garage, off street parking to the front, with a rear garden mixing with patio and laid to lawn. Tameton Close backs onto the bridle path of the Hertfordshire borders.

Locally Tameton Close is located close to all local amenities, a short drive away from junction 10 of M1 and Luton Airport Parkway train station for commuting. Tameton Close is also located on Hertfordshire borders for travels into Herts and also some beautiful countryside walks.

## Entrance Hall

Door to front. Radiator. Alarm system fitted with motion sensors and front door sensor.

## Cloakroom

Fitted with low level wc. Wash hand basin. Radiator, Double Glazed Window to front.

## Lounge / Diner

25' x 11' 4" ( 7.62m x 3.45m )  
Double glazed window to rear. Double glazed patio door to rear. Radiators in lounge and dining area. TV point. Telephone point. Gas fire.

## Kitchen

8' 6" x 9' 10" ( 2.59m x 3.00m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Boiler. Eye level electric double oven. Separate Gas hob. Cooker hood. Double glazed window to front.

## Landing

Loft access. Double glazed window to side. Radiator.

## Bedroom One

15' 1" x 11' 5" ( 4.60m x 3.48m )  
Double glazed window to rear. Radiator. TV point. Telephone point.

## Bedroom Two

9' 8" x 10' ( 2.95m x 3.05m )  
Double glazed window to front. Internet connection point. Radiator.

## Bedroom Three

9' 7" x 8' 5" ( 2.92m x 2.57m )  
Double glazed window to rear. Radiator.

## Bedroom Four

10' 1" x 7' 8" ( 3.07m x 2.34m )  
Double glazed window to front. Radiator.

## Bathroom

Fitted with low level wc, Wash hand basin. Walk in shower. Radiator. Shaver point. Double glazed window to front.

## Outside

### Front Garden

Tarmac driveway. Laid to lawn. Replacement high level soffits.

### Rear Garden

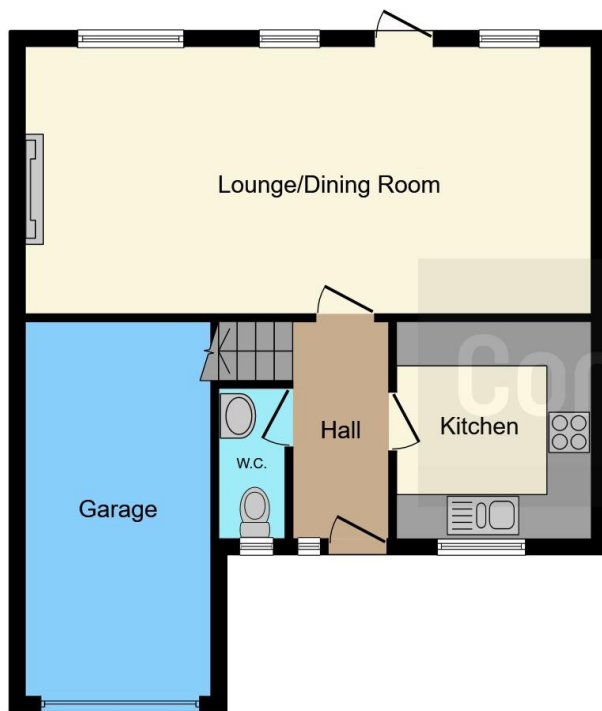
Patio area. Laid to lawn. Greenhouse Replacement high level soffits.

## Garage

Access via up and over door. Power

and light.





**Ground Floor**



**First Floor**

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

To view this property please contact Connells on

**T 01582 737 069**  
**E stopsley@connells.co.uk**

Jansel House Parade 656 Hitchin Road Stopsley  
 LUTON LU2 7XH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/STP307350](http://connells.co.uk/Property/STP307350)**



Awaiting Photograph

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: STP307350 - 0004