



**Connells**

Hitchin Road  
Luton



## Property Description

GUIDE PRICE - £500,000-£525,000. Connells Stopsley present a UNIQUE three/four bedroom detached bungalow in the RARELY AVAILABLE Stopsley village location. Hitchin Road briefly comprises of an entrance hall, three/four spacious bedrooms, two separate reception rooms, two family bathrooms, kitchen/diner and also a kitchenette. The property also benefits from a spacious conservatory extension to the rear. The front of the property benefits from ample off street parking and also a laid to lawn area, with the rear garden benefiting from a perfect blend of patio and laid to lawn areas with a shed and greenhouse. Internal viewings are advised to see all benefits the property has to offer.

Hitchin Road is positioned in the popular Stopsley Village area of Luton. Ideally located within a short walk to local shops and amenities. J10 of the M1 is within easy reach as is the A505 providing easy access to surrounding Towns and Villages. Great schooling is provided locally via Stopsley Primary and Secondary Schools.

## Entrance

## Entrance Hall

Double glazed door to front. Loft access. Radiator.

## Lounge

12' 11" x 11' 5" ( 3.94m x 3.48m )

Double glazed patio doors to rear into conservatory. Gas fire. TV and Telephone point. Radiator.

## Kitchen

11' 5" x 16' 9" ( 3.48m x 5.11m )

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Cooker hood. Integrated appliances. Radiator. Double glazed window to side. Double glazed patio doors to rear into conservatory.

## Conservatory

7' 5" x 20' 6" ( 2.26m x 6.25m )

Brick base. Double glazed windows to rear and side. Double glazed patio doors to rear. Radiator.

## Bedroom One

11' 5" x 13' 4" ( 3.48m x 4.06m )

Ground Floor

Double glazed bay window to front. TV point.

## Bedroom Two

11' 5" x 11' 7" ( 3.48m x 3.53m )

Ground Floor

Double glazed window to front. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Corner shower cubicle. Extractor fan. Partly tiled. Double glazed window to side.

## Annex

Kitchen

## Kitchen

8' x 11' 1" ( 2.44m x 3.38m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven and hob. Extractor fan. Plumbing and space for appliances. Radiator. Double glazed window to front. Double glazed door to side.

## Lounge

11' 10" x 8' 6" ( 3.61m x 2.59m )

Double glazed skylight window. Radiator.

## Bedroom Three

10' x 9' 10" ( 3.05m x 3.00m )

Double glazed window to rear. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Shaver point. Partly tiled. Extractor fan.

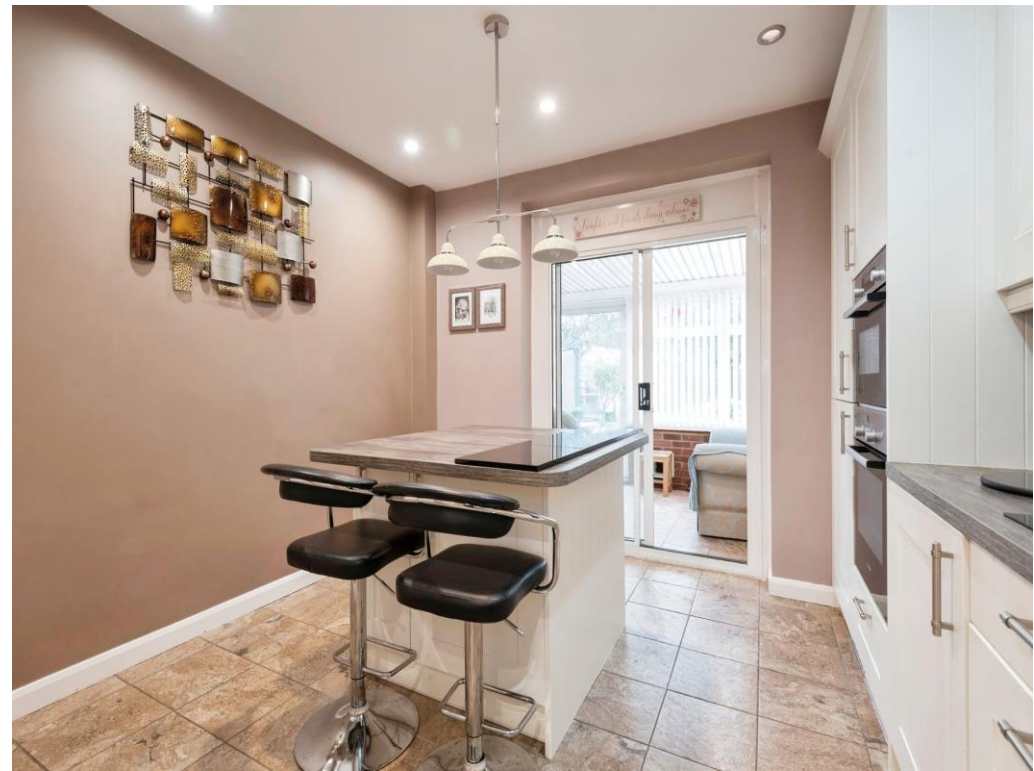
## Outside

## Front Garden

Block paved driveway. Electric car charging point.

## Rear Garden

Paved patio area. Laid to lawn. Shed. Greenhouse.









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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STP307651](http://connells.co.uk/Property/STP307651)**



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Property Ref: STP307651 - 0006