



Connells

Stony Lane
Tea Green Luton

Stony Lane Tea Green Luton LU2 8PT

for sale offers in excess of
£350,000



Property Description

Connells Stopsley present a beautiful three bedroom end terraced property located in the RARELY AVAILABLE TEA GREEN village. Stony Lane briefly comprises of an entrance hall, open plan lounge/diner, spacious kitchen area with conservatory extension to the rear. The upper floor contains three bedrooms and family bathroom. Externally the property benefits from a low maintenance rear garden comprising of a blend of patio, artificial grass and decking.

This is a rural area surrounded by rolling countryside between Harpenden, Hitchin and Luton, an approximately. 5 minutes' drive to London Luton Parkway station and the dart train which takes 20 minutes to London St Pancras.

Entrance Hall

Double glazed door to front into lounge.

Lounge

20' 2" x 9' 9" (6.15m x 2.97m)

Double glazed door and window to front. Log burner. Radiator.

Dining Room

5' 5" x 9' 3" (1.65m x 2.82m)

Double glazed window to front and side. Radiator.

Kitchen

9' x 12' 6" (2.74m x 3.81m)

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Cooker hood. Integrated fridge freezer. Plumbing and space for appliances. Radiator. Double glazed window to rear and side. Double glazed door to side.

Landing

Loft access.

Bedroom One

9' 8" max x 9' 10" (2.95m max x 3.00m)

Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Two

12' 6" x 9' 1" (3.81m x 2.77m)

Double glazed window to rear. Radiator. TV point. Built in cupboard.

Bedroom Three

5' 5" x 9' 4" (1.65m x 2.84m)

Double glazed window to front and side. Radiator.

Bathroom

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

Outside

Front Garden

Rear Garden

Patio, Laid to lawn. Decking





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

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EPC Rating: D

view this property online connells.co.uk/Property/STP307881



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.

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