

for sale

£685,000 Freehold



Woodland Heights Felstead Way Luton LU2 7LJ

"ASSISTED MOVE AVAILABLE, ALL VIEWINGS BY APPOINTMENT ONLY" An individual, luxury development built to a high specification offering the CONVENIENCE of both town and country living TRADITIONALLY BUILT HOUSES offering 5 & 6 BEDROOM HOMES.



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Property Details

Lounge 19' 3" x 17' 5" (5.87m x 5.31m)
Dining Room 14' 8" x 10' 8" (4.47m x 3.25m)
Kitchen 15' 6" x 14' 2" (4.72m x 4.32m)
Units: Tewkesbury Shaker Solid Timber Units Light Oak
Worktops: WHT3060 Pre-finished Solid Wood Grey Oak
Block Square Edged Worktop 40mm
Sinks: Lamona White Granite Composite
Floor Tiles: 450 x 450 x 9 Vitra Stone Quarz Sand
Wall Tiles: 360 x 275 x 9 Johnsons Natural Beauty Sand

Utility 6' 6" x 5' 7" (1.98m x 1.70m)
Units: Tewkesbury Shaker Solid Timber Units Light Oak
Worktops: WHT3060 Pre-finished Solid Wood Grey Oak
Block Square Edged Worktop 40mm
Sinks: Lamona White Granite Composite
Floor Tiles: 450 x 450 x 9 Vitra Stone Quarz Sand
Wall Tiles: 360 x 275 x 9 Johnsons Natural Beauty Sand

Cloakroom 6' 6" x 3' (1.98m x 0.91m)
Floor Tiles: 600 x 600 x 9 Vitra British Stone Beige
Wall Tiles: 360 x 275 x 9 Johnsons Natural Beauty Honey

Master Bedroom 15' 6" x 14' 2" (4.72m x 4.32m)
En-Suite To Master 9' 9" x 6' 7" (2.97m x 2.01m)
Floor Tiles: 600x 600 x 9 Vitra British Stone Beige
Wall Tiles: 600 x 300 x 9 Gemini Eagle Polished Ivory

Bedroom 2 18' 2" x 10' 2" (5.54m x 3.10m)
Bedroom 3 12' x 11' 8" (3.66m x 3.56m)
Bedroom 4 10' 9" x 8' 7" (3.28m x 2.62m)
Study 8' 7" x 8' 6" (2.62m x 2.59m)
Family Bathroom 8' 7" x 7' 1" (2.62m x 2.16m)
Floor Tiles: 600 x 600 x 9 Vitra British Stone Greyt
Wall Tiles: 600 x 300 x 9 Gemini Eagle Polished Dark Grey
Vanity Units: Ideal Standard Concept Space 600 x 300
WC Unit & 600 x 380 Wall Hung Basin Unit Finished in (SO)
American Oak

Bedroom 5 17' x 13' (5.18m x 3.96m)
Bedroom 6 17' x 8' 7" (5.18m x 2.62m)
Shower Room 8' 2" x 4' 8" (2.49m x 1.42m)

Floor Tiles: 600 x 600 x 9 Vitra British Stone Antrasit
Wall Tiles: 600 x 300 x 9 Gemini Eagle Polished Light Grey

Garage 9' 3" x 4' 8" (2.82m x 1.42m)
Door: Cardale Glasswood Virginia Bleached Oak
Block Driveway: Brett Alpha Silver Haze
Paved Footpaths: Acheson & Glover Canterra Textured
Surfaces Flagstones in Silver

Features
Facing Brick: Terca Ibstock Alderley Burgundy
Roof Tile: Marley Mendip Old English Dark Red
Front Door: Distinction Doors Aldo C in Anthracite Grey
featuring Radiant Glass

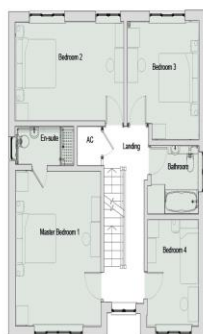
Terms & Conditions
-Subject to an agreeable marketing price of the Purchaser's Home, to be agreed between the Purchaser and Bramley Homes.
-Subject to the Purchaser using Connells Estate Agents to market their home, this being in a location served by a Connells Branch Office.
-Bramley Homes will pay a maximum Agency Fee of 1% + VAT of the Sale Price of the Purchaser's home.
-No other Fees or disbursements relating to either property purchase or sale will be paid by Bramley Homes.
-This incentive is offered subject to the full purchase price being paid for the Purchaser's chosen Plot and cannot be used in conjunction with any other incentives or Help to Buy.
-50% of the Reservation Fee (£750) is payable upfront with the remaining 50% (£750) being paid upon the Sale and Completed Chain of the Purchaser's related Sale. Total reservation fee payable is £1500.
-Upon Reserving the Purchaser will have 4 weeks to sell their property and for the subsequent chain to be completed. During this period of time the Purchaser's chosen Plot will remain off the market. After 4 weeks Bramley Homes will have the right to remarket and resell the Plot.



Plot
52



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Double garage shared between plots 51 and 52

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

Tenure: Freehold

EPC Rating: Exempt

Property Ref: STP305315 - 0004

	MM	FT
LOUNGE	5890 x 5345	19.3 x 17.5
DINING ROOM	3300 x 4500	10.8 x 14.8
KITCHEN	4340 x 4745	14.2 x 15.6
UTILITY	2000 x 1732	6.6 x 5.7
WC	2000 x 910	6.6 x 3.0
MASTER BEDROOM	2000 x 4745	14.2 x 15.6

	MM	FT
ENSUITE TO MASTER	4340 x 2045	9.9 x 6.7
BEDROOM 2	3030 x 3111	10.0 x 10.2
BEDROOM 3	5550 x 3810	18.2 x 12.5
BEDROOM 4	2652 x 3330	8.7 x 10.9
STUDY	2652 x 2627	8.7 x 8.6
FAMILY BATHROOM	2652 x 2171	8.7 x 7.1

	MM	FT
BEDROOM 5	3951 x 5171	13.0 x 17.0
BEDROOM 6	2652 x 5171	8.7 x 17.0
SHOWER ROOM	2508 x 1460	8.2 x 4.8
GARAGE	2822 x 2372	9.3 x 7.8

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.

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