

for sale

**£385,000** Freehold



## Beanley Close Luton LU2 9UL

Connells Stopsley bring to the market a three bedroom semi detached property located in the sought after Wigmore location. Beanley Close briefly comprises an entrance hall, cloakroom, modern kitchen, open plan lounge/diner. The upper floor contains three spacious bedrooms and modern bathroom suite.

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# Property Details

## Entrance

Door to front

## Entrance Hall

Stairs rising to first floor. Radiator.

## Cloakroom

Fitted with low level wc. Wash hand basin. Double glazed window to front.

## Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Sink drainer. Gas hob. Cookerhood. Electric oven. Plumbing and space for appliances. Spot lights. Double glazed window to front.

## Lounge

Double glazed window and door to rear garden. Radiator.

## First Floor Landing

Stairs from entrance hall. Loft access. Storage cupboard. Double glazed window to side.

## Bedroom One

Double glazed window to front. Radiator.

## Bedroom Two

Double glazed window to rear. Radiator.

## Bedroom Three

Double glazed window to rear. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower. Partly tiled. Radiator. Double glazed window to front.

## Outside

### Office / Snug

Double glazed sliding door to front. Double glazed window to side.

### Rear Garden

Enclosed by panelled fencing. Paved patio area. Laid to lawn. Deck area.

### Front Garden

Laid to lawn. Block paved for off street parking.





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

Property Ref: STP308455 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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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