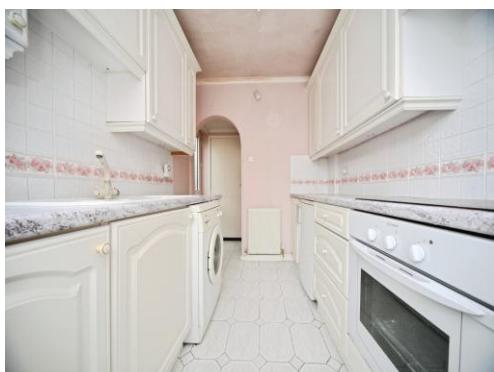




**Connells**

Swifts Green Road  
Luton



## Property Description

Connells Stopsley bring to the market a CHAIN FREE three bedroom semi detached property located in the sought after Putteridge area. Swifts Green Road briefly comprises, An entrance porch, entrance hall, lounge, diner, kitchen and conservatory. The upper floor contains three bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front garden, with a long spacious rear garden. The property also benefits from a garage.

Swifts Green Road is situated just off the Hitchin Road which is ideally located within a very short distance from the A505 which provides a direct link to Hitchin. Luton Station and J10 of the M1 are located just a few miles from the property. Schooling is provided locally via Putteridge Primary and Secondary Schools.

An internal viewing comes highly recommended to fully appreciate the size of this property!

## Entrance Porch

Double glazed door to front.

## Entrance Hall

Double glazed door to front. Radiator. Telephone point. Double glazed door to side.

## Lounge

15' 6" x 11' 11" ( 4.72m x 3.63m )

Double glazed bay window to front. TV point. Radiator. Gas fire.

## Dining Room

11' 4" x 12' ( 3.45m x 3.66m )  
Double glazed patio doors to rear into conservatory. Radiator.

## Kitchen

10' 3" x 6' 9" ( 3.12m x 2.06m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Electric hob. Extractor fan. Plumbing and space for appliances. Double glazed window to rear.

## Conservatory

8' 3" x 10' ( 2.51m x 3.05m )  
Double glazed patio doors to side. Double glazed window to rear. Radiator. TV point.

## Landing

Double glazed window to side. Loft access. Loft ladder. Partially boarded.

## Bedroom One

16' 8" x 11' 7" ( 5.08m x 3.53m )  
Double glazed window to front. Fitted wardrobes.

## Bedroom Two

12' x 11' 6" ( 3.66m x 3.51m )  
Double glazed window to rear. Radiator. Fitted wardrobes.

and advise you accordingly.

### **Bedroom Three**

9' 6" x 7' ( 2.90m x 2.13m )

Double glazed window to front. Radiator. Built in storage cupboard.

### **Bathroom**

Fitted with wash hand basin. Bath with mixer taps. Shower attachment. Radiator. Fully tiled. Double glazed window to rear.

### **W. C**

Fitted with low level wc.

### **Outside**

### **Front Garden**

Paved pathway to entrance. Laid to lawn.

### **Rear Garden**

Patio area. Laid to lawn. Shed. Pond.

### **Garage / Driveway**

Off street parking. Up and over door. Power & light.

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps









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: D    Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/STP307922](http://connells.co.uk/Property/STP307922)**



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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