



**Connells**

Hedley Rise  
Luton



### Property Description

Located in the highly sought after Wigmore area, this well presented one bedroom cluster house on Hedley Rise offers an ideal opportunity for first time buyers, downsizers, or investors. Tucked away in a quiet residential cul de sac, the property enjoys a peaceful setting while remaining close to local amenities and transport links.

The home features a bright and welcoming open plan living space, complemented by a modern fitted kitchen. Upstairs, you'll find a generously sized double bedroom and a well maintained bathroom.

A particular highlight is the private front garden, perfect for relaxing outdoors or adding personal touches with plants or seating. The property also benefits from allocated parking, ensuring convenience for residents or visitors.

Situated in a popular part of Wigmore, the house is within easy reach of local shops, schools, parks, and London Luton Airport, as well as excellent road links including the M1 and A505.

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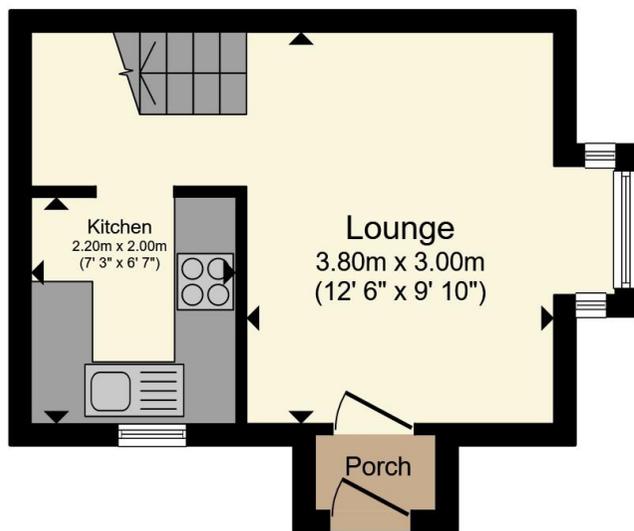
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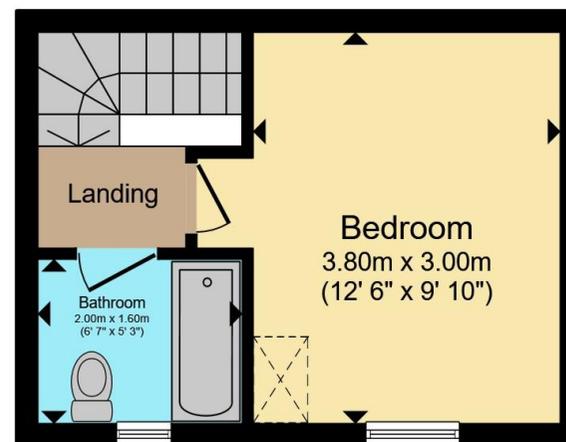








**Ground Floor**



**First Floor**

Total floor area 40.5 m<sup>2</sup> (436 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
 LUTON LU2 7XH

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/STP308238](http://connells.co.uk/Property/STP308238)**



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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