

for sale

**£400,000** Freehold



## Wood Green Close Luton LU2 8BX

Connells Stopsley present a RARELY AVAILABLE three bedroom semi detached property located in the sought after Putteridge location. Wood Green Close briefly comprises an entrance hall, lounge, diner, kitchen area. The upper floor contains three bedrooms, WC and bathroom suite.

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# Property Details

## Entrance Hall

Double glazed door to front. Radiator. Telephone point.

## Lounge 11' 9" x 15' 9" ( 3.58m x 4.80m )

Double glazed bay window to front. TV point. Radiator. Log burner.

## Dining Room 12' 6" x 11' 3" ( 3.81m x 3.43m )

Double glazed patio doors to rear into conservatory. Radiator.

## Kitchen 10' 6" x 6' 9" ( 3.20m x 2.06m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Double glazed window to rear.

## Landing

Double glazed window to side. Loft access.

## Bedroom One 16' 6" x 11' 5" ( 5.03m x 3.48m )

Double glazed bay window to front. Radiator. Fitted wardrobes. Telephone point.

## Bedroom Two 12' 7" x 11' 5" ( 3.84m x 3.48m )

Double glazed window to rear. Radiator. TV point.

## Bedroom Three 7' 1" x 9' 4" ( 2.16m x 2.84m )

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

## Cloakroom

Fitted with low level wc. Wash hand basin. Fully tiled. Double glazed window to side.

## Bathroom

Fitted bath with mixer taps and shower attachment. Double glazed window to rear. Radiator. Fully tiled.

## Outside

### Rear Garden

Paved patio area. Laid to lawn.

## Garage

Up and over door.





To view this property please contact Connells on

**T 01582 737 069**  
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Jansel House Parade 656 Hitchin Road Stopsley  
LUTON LU2 7XH

Property Ref: STP308234 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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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