



## 150 Cutenhoe Road, Luton, LU1 3NF

Welcome to this characterful 4 bedroom semi-detached home situated on Cutenhoe Road in the heart of Luton. Boasting modern features and ample space, this residence offers a comfortable and stylish living experience.

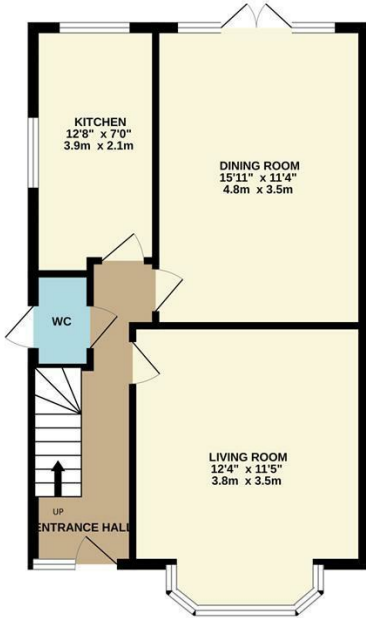
Upon entering, you're greeted by a contemporary kitchen equipped with sleek appliances and plenty of storage space, making it ideal for culinary enthusiasts. One of the main highlights of this property is its large garden, providing a tranquil outdoor retreat. Whether you're enjoying a morning coffee on the decking or hosting a barbecue with friends, this expansive outdoor space offers endless possibilities for enjoyment, relaxation and expansion.

Upstairs, you'll find three well appointed bedrooms, each offering comfort and privacy for the whole family. Additionally, this home features a versatile loft room, providing extra space that can be utilised as a home office, playroom, or additional bedroom to suit your needs.

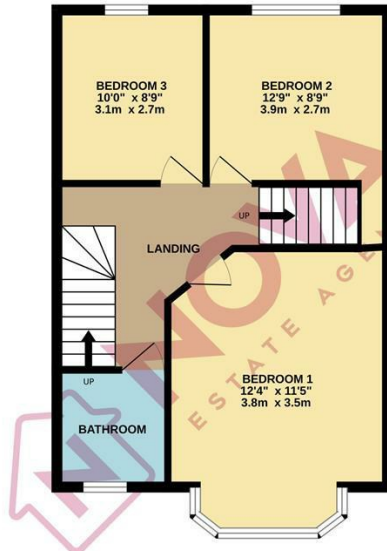
- Nova estate agents
- Large rear garden
- Modern Kitchen
- Potential to Extend (stpp)
- Loft room
- Close to M1 and train station

£400,000

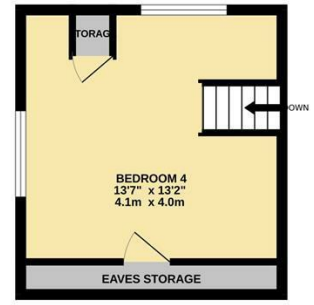
GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	