



36 Barton Road, Luton, LU3 2BB

Located on the prestigious Barton Road, this exceptional property offers not just a beautiful family home but also a desirable lifestyle and a strong sense of community being on one of Luton's most sought after streets.

Set on a generous plot, the property features a rear garden extending over 150ft, providing substantial potential for extension (subject to planning permission). The bay fronted rooms with high ceilings and large windows create a bright and airy ambiance. The rear living room opens to the garden through patio doors, while the separate formal dining room, complete with a feature fireplace, is perfect for entertaining. The kitchen/breakfast room also overlooks the rear garden and benefits from integrated appliances.

A original wood staircase leads to a large landing illuminated by a large stained glass window, bathing the first floor in natural light. The master bedroom featuring a bay window is spacious

£750,000

- Nova Estate Agents
- Detached Home
- Large Plot
- Popular Road
- Original Character Features
- Driveway for Multiple Cars
- 150ft+ Garden
- Potential to Extend (stpp)
- Garage
- Large Rooms with High Ceilings

Approx Gross Internal Area
123 sq m / 1326 sq ft



Ground Floor
Approx 67 sq m / 718 sq ft

First Floor
Approx 57 sq m / 608 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	