



212 Old Bedford Road, Luton, LU2 7HP

A rare opportunity to own a grand, character-filled detached residence on one of Luton's most prestigious roads, overlooking Wardown Park.

Nova is delighted to present this truly exceptional detached home, rich in character and period charm ideally situated directly opposite the picturesque Wardown Park.

This unique property offers spacious and versatile accommodation, comprising a welcoming entrance hall, guest cloakroom, elegant living room, sun room, formal dining room, kitchen/diner/breakfast room, utility room and four generous bedrooms. A standout feature of the home is the impressive billiard room, complete with a full-size snooker table the perfect space for entertaining.

Set on a substantial plot the home boasts beautifully landscaped gardens, an in-and-out

£1,100,000

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Detached Home
- Expansive Plot
- 4/5 Bedrooms
- Billiard Room
- 2 Garages
- Scope to Extend / Develop (stpp)
- Character Features Throughout
- Located on Luton's Most Prestigious Road

Approx Gross Internal Area
292 sq m / 3143 sq ft



Ground Floor
Approx 161 sq m / 1738 sq ft



First Floor
Approx 131 sq m / 1405 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	