



Connells

Cutenhoe Road
Luton

Cutenhoe Road
Luton LU1 3NF

for sale offers in excess of
£385,000



Property Description

****FAMILY HOME IN A PRIME LOCATION****

Situated on a popular Road within the South Luton area of Is this three/four bedroom family home with ample living space. In brief this well presented family home comprises of an entrance hall, lounge with bay fronted window, dining room with parquet floor an French doors leading to garden. The kitchen has been fully refitted with due aspect windows. To the first floor three good sized bedrooms, family bathroom and stairs leading to a loft room with is currently used as a bedroom but will suite someone working from home as a office or kids play room. Externally there is a bigger than average rear garden with detached garage to rear accessible via Cutenhoe Road. To front is mainly laid to lawn with a hedge and flower beds.

Towards the top of this wonderful road you will find Stockwood Park and Golf Course and this leads nicely to views over rolling countryside and leading into the Hertfordshire countryside with Harpenden 5 minutes drive away. Head into Luton Town itself and you'll find the shops, restaurants and most amenities that service the neighbourhood. Bus stops are located at intervals across the area with routes leading directly into both town centres, neighbouring villages, Harpenden, London Luton airport and the mainline train station for London.

Entrance

Gated access. Stairs leading to front entrance.

Entrance Hall

Door to front. Single glazed stain glass window to front. Under stairs storage. Radiator. Stairs rising to first floor.

Cloakroom

Fitted with low level wc. Wash hand basin. Double to side.

Lounge

12' 4" into bay x 11' 5" (3.76m into bay x 3.48m)
Double glazed bay window to front. Electric fire place. Radiator.

Dining Room

15' 11" x 11' 4" (4.85m x 3.45m)
Double glazed windows and French door to rear. Radiator. TV and Telephone point.

Kitchen

12' 8" x 7' (3.86m x 2.13m)
Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Boiler. Plumbing and space for appliances. Partly tiled. Double glazed windows to side and rear.

Landing

Single glazed stain glass window to side. Stairs rising to second floor.

Bedroom One

12' 4" into bay x 11' 5" (3.76m into bay x 3.48m)
Single glazed bay window to front. Radiator, Built in wardrobe.

Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m)
Double glazed window to rear. Radiator, Storage cupboard.

Bedroom Three

10' x 8' 9" (3.05m x 2.67m)
Double glazed window to rear. Radiator, Storage cupboard.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Partly tiled.

Radiator. Extractor fan. Single glazed window to front.

Second Floor Landing

Bedroom Four

13' 7" x 13' 2" (4.14m x 4.01m)

Double glazed window to rear and side. Radiator, Storage cupboards.

Outside

Front Garden

Enclosed by brick and shrub border. Laid to lawn. Gated access to rear garden.

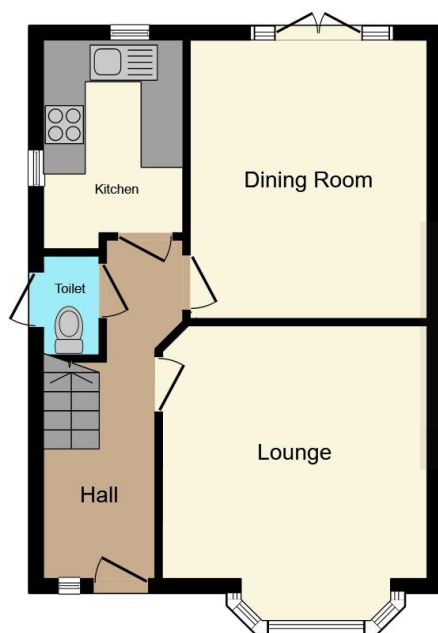
Rear Garden

Enclosed by paneled fencing. Steps leading to rear garden. Mainly laid to lawn. Decking area.

Parking

Garage to rear.

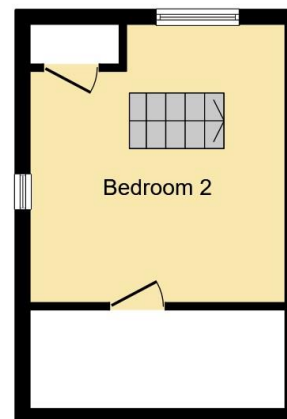




Ground Floor



First Floor



Second Floor

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.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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