



Ludlow Avenue

Luton, LU1 3RW

Extended and refurbished by our clients, this stunning family home of circa 3,700 sq ft has a fabulous indoor swimming pool which opens on to the 75ft garden (southerly aspect). Gated parking to the rear. A much sought after road, within easy reach of both Harpenden & Luton.

Guide price £1,500,000

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- Extended & refurbished by our clients
- Garden 75ft, southerly aspect
- Within easy reach of Harpenden & Luton
- Circa 3,700 sq ft
- Gated parking to rear
- Close to Stockwood Park
- Indoor Swimming Pool
- Easy access to transport links

Reception Hall

Family / Dining Room

18'9" (max) x 35'4" (5.73 (max) x 10.79)

Kitchen / Breakfast Room

24'8" x 11'10" (7.54 x 3.61)

Family Room

12'0" x 15'2" (3.68 x 4.64)

Home Office

5'10" x 8'5" (1.80 x 2.58)

Shower Room

Bedroom One

18'8" x 15'2" (max) (5.69 x 4.64 (max))

Dressing Room

12'0" x 13'2" (3.68 x 4.02)

En-suite Bathroom

Utility / Laundry Room

5'10" x 12'9" (1.78 x 3.91)

Bedroom Two

13'8" x 11'10" (4.18 x 3.61)

Family Bathroom

Bedroom Three

16'7" x 12'10" (5.06 x 3.93)

Bedroom Four

9'6" x 15'2" (2.90 x 4.63)

Store Room

7'8" x 7'10" (2.35 x 2.40)

Study Area

Pool Room

52'5" (max) x 11'10" (max) (16.0 (max) x 3.61 (max))

Pool

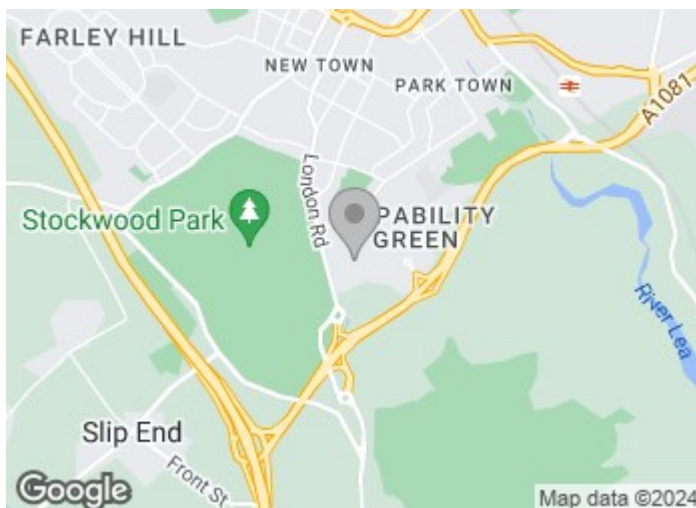
29'0" x 8'9" (8.85 x 2.67)

Car Port

19'8" x 16'11" (6.00 x 5.17)

Workshop

9'1" x 16'11" (2.77 x 5.17)

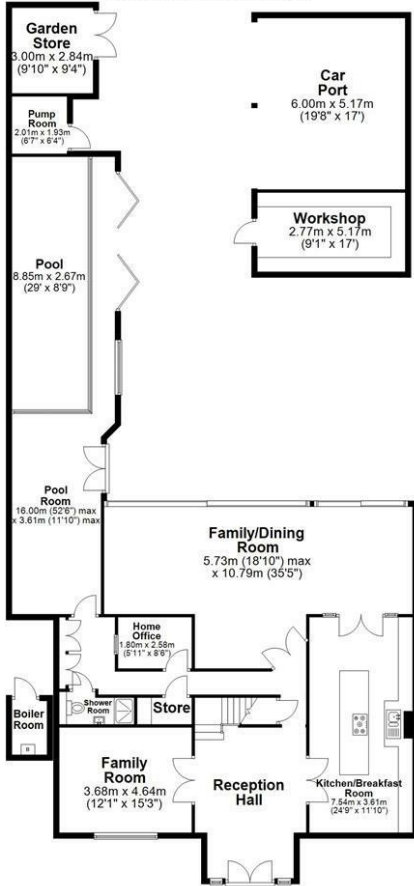




Floor Plan

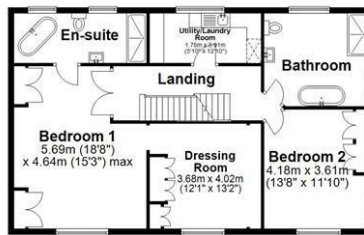
Ground Floor

Main area: approx. 194.7 sq. metres (2096.0 sq. feet)
 Plus pump room/garden store/boiler room, approx. 14.9 sq. metres (160.5 sq. feet)
 Plus car port/workshop, approx. 45.9 sq. metres (493.8 sq. feet)



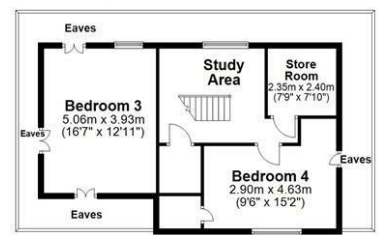
First Floor

Approx. 93.0 sq. metres (1001.3 sq. feet)



Second Floor

Approx. 59.4 sq. metres (639.5 sq. feet)



Main area: Approx. 347.2 sq. metres (3736.8 sq. feet)

Plus pump room/garden store/boiler room, approx. 14.9 sq. metres (160.5 sq. feet)
 Plus car port/workshop, approx. 45.9 sq. metres (493.8 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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