



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.

Offers in excess of £1,400,000

Ludlow Avenue

Luton, LU1 3RW



- 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

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

Family Bathroom

Bedroom Three

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

Bedroom Four

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

Bedroom Five

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

Shower Room

Study Area

Pool Room

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

Pool

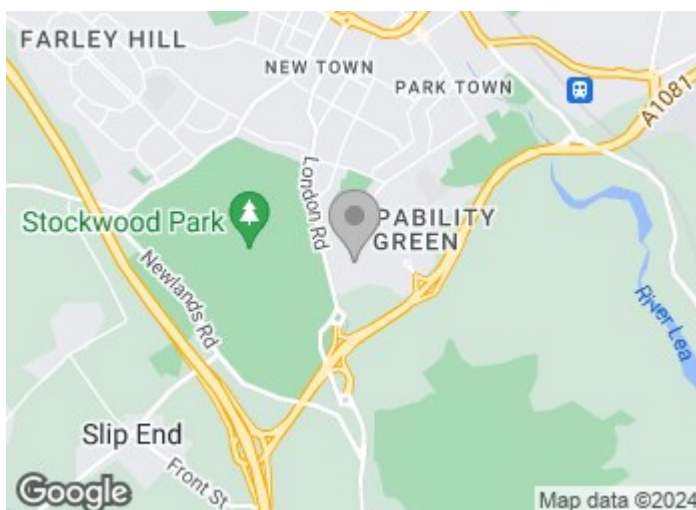
29'0" x 8'9" (8.85 x 2.67)

Car Port

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

Workshop

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

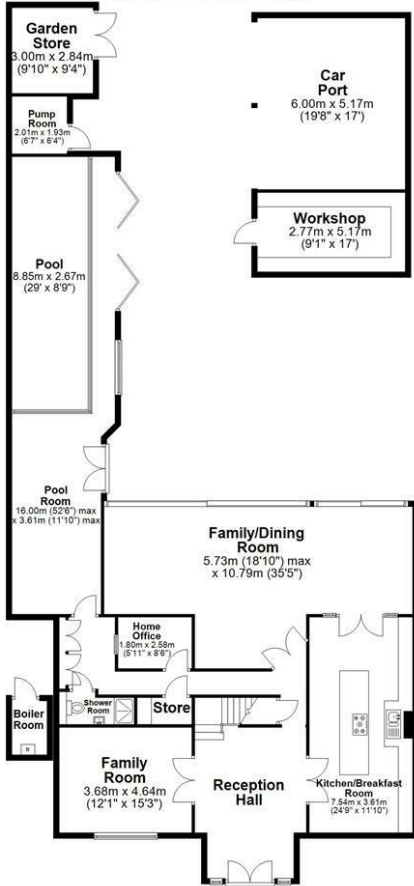




Floor Plan

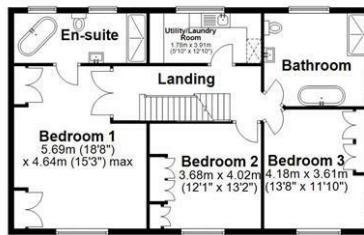
Ground Floor

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)



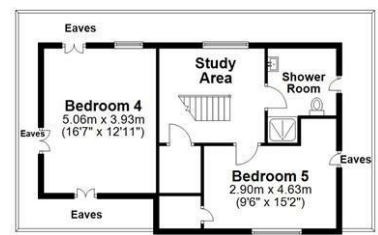
First Floor

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 by Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

