



indigo
residential



36 St. Pauls Road, Luton

Luton

£325,000

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Luton

This beautifully presented three-bedroom terraced house offers spacious and modern living, ideal for families and commuters alike. The property features a generous lounge and dining area, providing a welcoming space for relaxation and entertaining. The newly fitted kitchen is contemporary in design, with ample storage and high-quality appliances, making it perfect for home cooking. The stylish new bathroom has been finished to a high standard, ensuring comfort and convenience for all residents. Each of the three bedrooms is a genuine double, offering plenty of space for furnishings and storage. The property benefits from a practical layout, maximising both natural light and functionality throughout. Located within walking distance to Luton Station, the house is perfectly positioned for those needing easy access to London and other destinations. Families will appreciate the excellent school catchment area, making this home a fantastic long-term choice. Additional benefits include double glazing and gas central heating, ensuring a warm and energy-efficient environment year-round.

Externally, the property boasts a private driveway with off-street parking for two cars, providing convenience for busy households and visitors. The rear garden is beautifully maintained, offering a tranquil retreat with a mix of lawn and decked areas, ideal for outdoor dining, play, or gardening. Mature shrubs and fencing ensure privacy, creating a peaceful setting to enjoy throughout the seasons. There is also a useful garden shed for additional storage. The front of the house is attractively presented, enhancing the overall kerb appeal. Local parks and green spaces are nearby, offering further opportunities for recreation and relaxation. This property seamlessly combines comfortable indoor living with excellent outdoor space, making it a superb choice for those seeking a well-rounded family home in a sought-after Luton location. Early viewing is highly recommended to fully appreciate all that this delightful residence has to offer.

- Driveway For Two Cars
- New Kitchen & Bathroom
- Stunning Rear Garden
- Immaculate Condition
- Three Double Bedrooms



Entrance Hall

Lounge/Diner

26' 11" x 11' 10" (8.20m x 3.60m)

kitchen

9' 10" x 6' 9" (3.00m x 2.06m)

Bedroom One

13' 7" x 13' 0" (4.15m x 3.95m)

Bedroom Two

12' 10" x 10' 11" (3.90m x 3.32m)

Bedroom three

10' 2" x 8' 2" (3.10m x 2.48m)

bathroom





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