



**Connells**

Cutenhoe Road  
Luton

Cutenhoe Road  
Luton LU1 3NG

for sale guide price  
**£400,000**

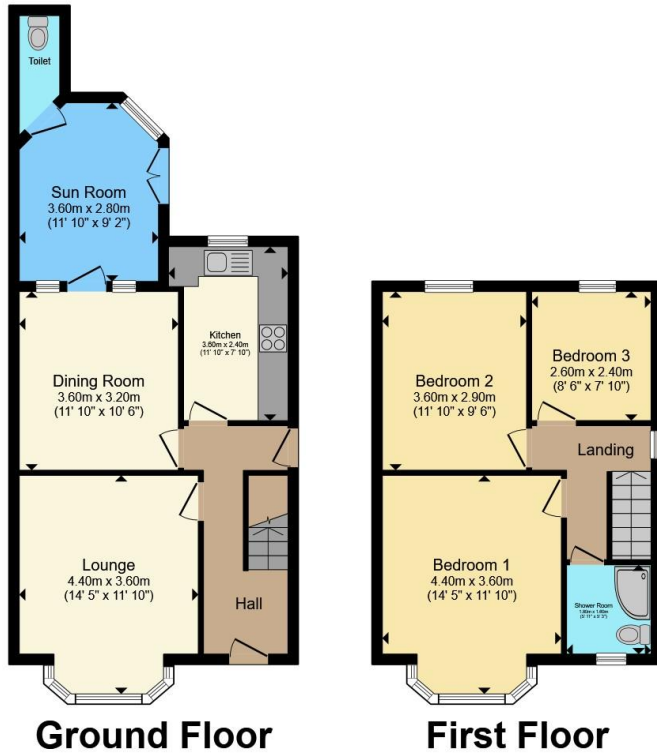


### Property Description

Located within a very sought after Road in the south part of Luton is this 1930s bay fronted semi detached family home with an abundance of living space. Towards the top of the 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. In brief this traditional family home comprises of an entrance hall, lounge, dining area, conservatory and kitchen. To the first floor there are three good size bedroom family shower room. Externally there is a mature and well established rear garden with a summerhouse to the rear. To the front there is a block paved driveway.







Total floor area 96.2 m<sup>2</sup> (1,036 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: D Council Tax Band: D

**view this property online [connells.co.uk/Property/LUT318168](http://connells.co.uk/Property/LUT318168)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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