



indigo
residential



Ludlow Avenue, Luton

Luton

£750,000

Ludlow Avenue

Luton

Description

BEAUTIFUL 4/5 BEDROOM EXCECUTIVE EXTENDED HOME

INDIGO RESIDENTIAL are delighted to be marketing this fantastic exclusive family home which has been extended, boasting 4/5 double bedrooms, huge rear garden and driveway for several vehicles

DESCRIPTION:

Situated within a prestigious gated development on the highly sought after Ludlow Avenue, this impressive four/five double bedroom semi detached residence offers an exceptional opportunity to acquire a substantial family home. The property has been significantly extended and thoughtfully improved to provide spacious and versatile accommodation throughout.

The ground floor benefits from three generous reception rooms, offering flexible living space suitable for family life, entertaining, or home working. The property also features four well proportioned double bedrooms and two contemporary bathrooms, all finished to a high standard. A recently completed loft conversion provides additional accommodation and includes a Juliet balcony with far-reaching views.

Externally, the property occupies a substantial plot of approximately 0.2 acres, providing a private rear garden with excellent potential for outdoor entertaining and family use. The gated setting further enhances the sense of privacy and exclusivity.

Ideally positioned for convenience, the property offers easy access to London Luton Airport, Luton Parkway railway station, and Junction 10 of the M1 motorway and Harpenden, making it particularly well suited to commuters. Combining generous accommodation with a prime location, this outstanding home should be viewed to be fully appreciated.

EPC RATING: C

COUNCIL TAX BAND: E

- Huge Rear Garden
- Private Gated Estate
- Home Office/Fifth Bedroom



Sitting Room

17' 7" x 11' 7" (5.36m x 3.54m)

Lounge/ Garden Room

22' 8" x 13' 6" (6.90m x 4.12m)

Kitchen/Diner

14' 8" x 9' 5" (4.46m x 2.86m)

Sun Room

8' 8" x 6' 0" (2.64m x 1.82m)

Utility Room

8' 8" x 6' 3" (2.64m x 1.90m)

Bedroom 2

17' 7" x 11' 6" (5.35m x 3.51m)

Bedroom 3

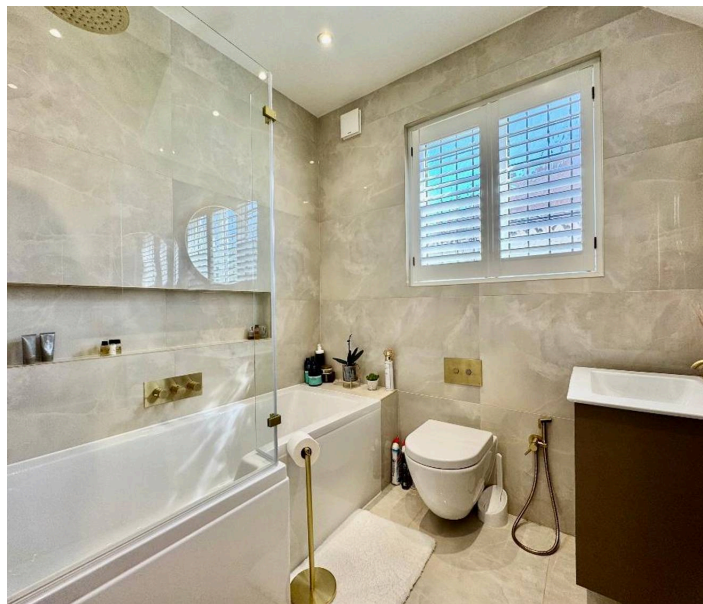
13' 8" x 12' 6" (4.16m x 3.80m)

Bedroom 4

9' 4" x 9' 0" (2.85m x 2.75m)

Bedroom 1

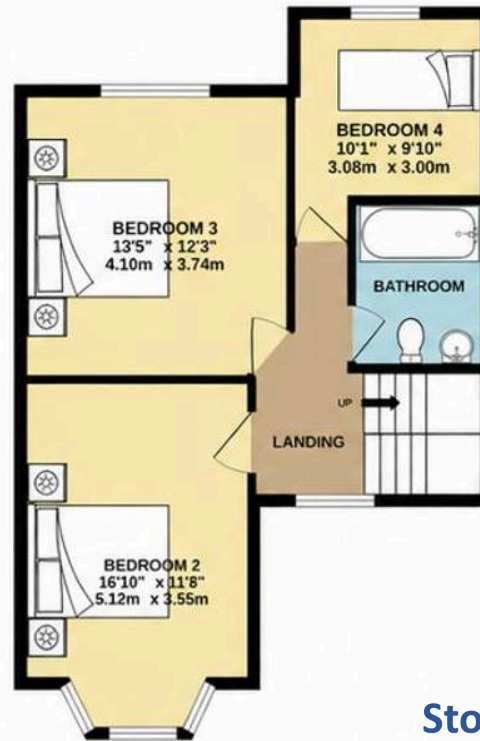
12' 10" x 12' 10" (3.90m x 3.90m)



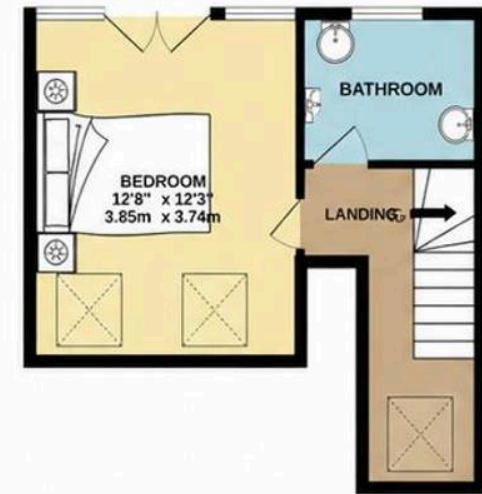
GROUND FLOOR
1,111 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1838 sq.ft. (170.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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