



## 9 Catesby Green, Luton, LU3 4DP

Situated on Catesby Green within the highly sought after Warden Hills area of Luton, this beautifully presented and heavily extended three bedroom detached home offers exceptional space and modern living throughout.

The property has been finished to a high standard and is in truly immaculate condition, making it ready for any buyer to move straight into. The ground floor features a stunning open plan kitchen/diner, creating the perfect hub for family life and entertaining, along with a convenient downstairs WC and internal access to the integral garage.

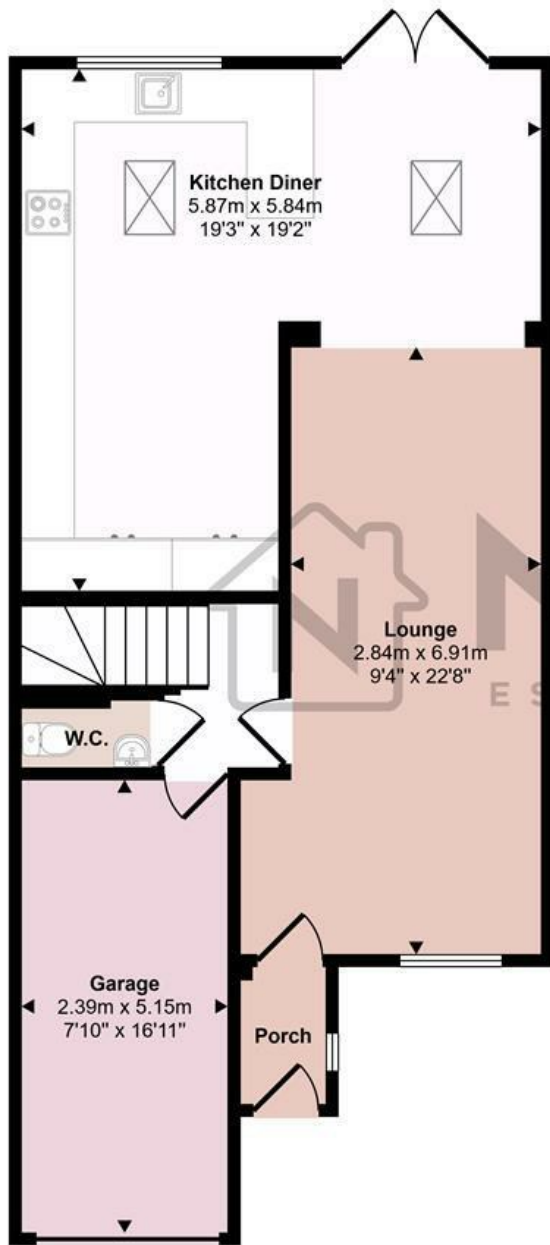
Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom, all maintained to an excellent standard.

Externally, the home benefits from off-road parking and an integral garage, adding further

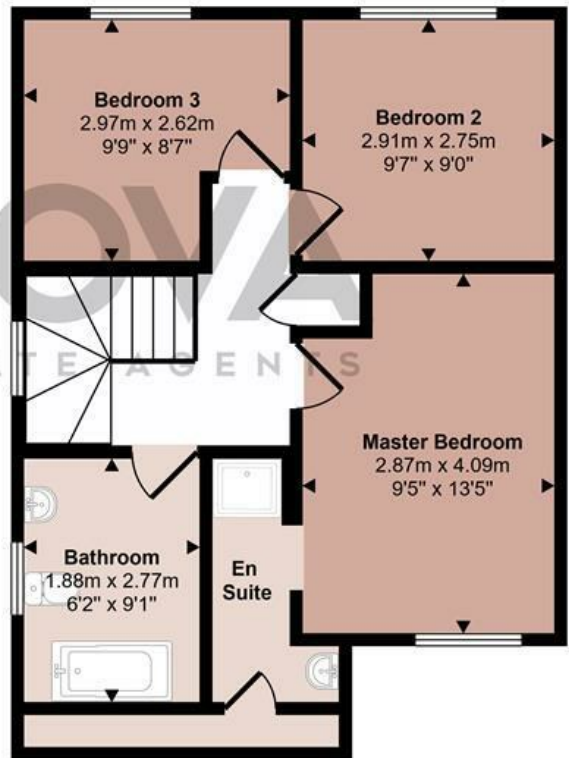
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Detached Home
- Modern Finishes
- Large High Specification Kitchen
- Extended
- Popular Barton Hills Location
- En-Suite to Master Bedroom
- Driveway & Garage

£425,000

Approx Gross Internal Area  
116 sq m / 1244 sq ft



**Ground Floor**  
Approx 69 sq m / 744 sq ft



**First Floor**  
Approx 46 sq m / 500 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	