



indigo
residential

19 Rutland Crescent, Luton

Luton

Fixed Price £340,000

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Luton

SPACIOUS THREE BEDROOM SEMI WALKING DISTANCE TO STATION

INDIGO RESIDENTIAL are delighted to be marketing this fantastic three bedroom family home comprising of two reception rooms, driveway, spacious bedrooms and potential to extend. (STPP).

DESCRIPTION:

INDIGO RESIDENTIAL are proud to present this beautifully maintained three-bedroom semi detached residence, ideally positioned on the highly sought after Rutland Crescent.

Blending character, comfort and future potential, this impressive home offers excellent scope for extension, subject to the necessary planning permissions, and enjoys a particularly convenient location within easy reach of M1 Junction 10, London Luton Airport Luton mainline train station.

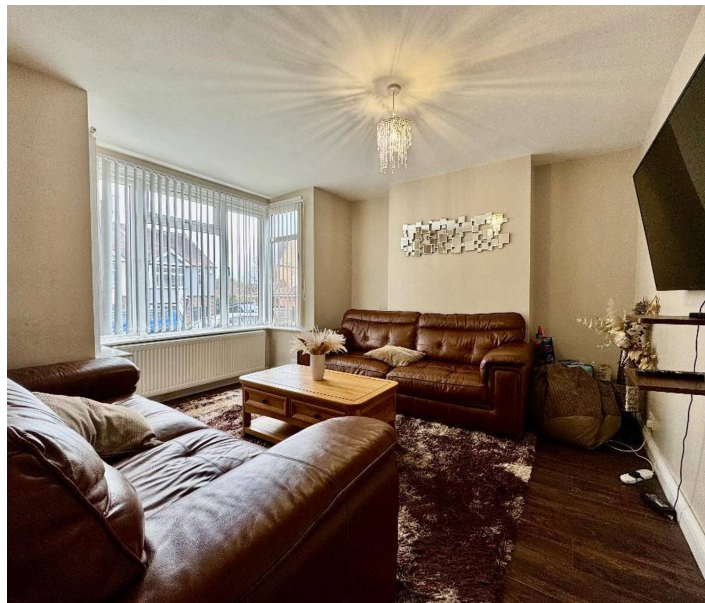
The property welcomes you via a bright and inviting entrance hallway, leading to an elegant front reception room enhanced by a striking bay window that allows natural light to flood the space. To the rear, a fitted kitchen flows seamlessly into a well-proportioned dining area, creating an ideal environment for both everyday family living and entertaining.

To the first floor, the accommodation comprises three generously sized bedrooms, all beautifully presented, along with a modern fitted family bathroom. The property further benefits from excellent potential for a loft conversion, offering the opportunity to significantly enhance the living space, subject to planning consent.

Externally, the home features a private driveway complemented by additional on street parking. The attractive east facing rear garden is thoughtfully positioned to enjoy both morning and afternoon sunlight, providing a pleasant and private outdoor space.

Additional benefits include gas central heating, double glazing, an EPC rating of D and Council Tax Band C. Combining location, lifestyle convenience and future





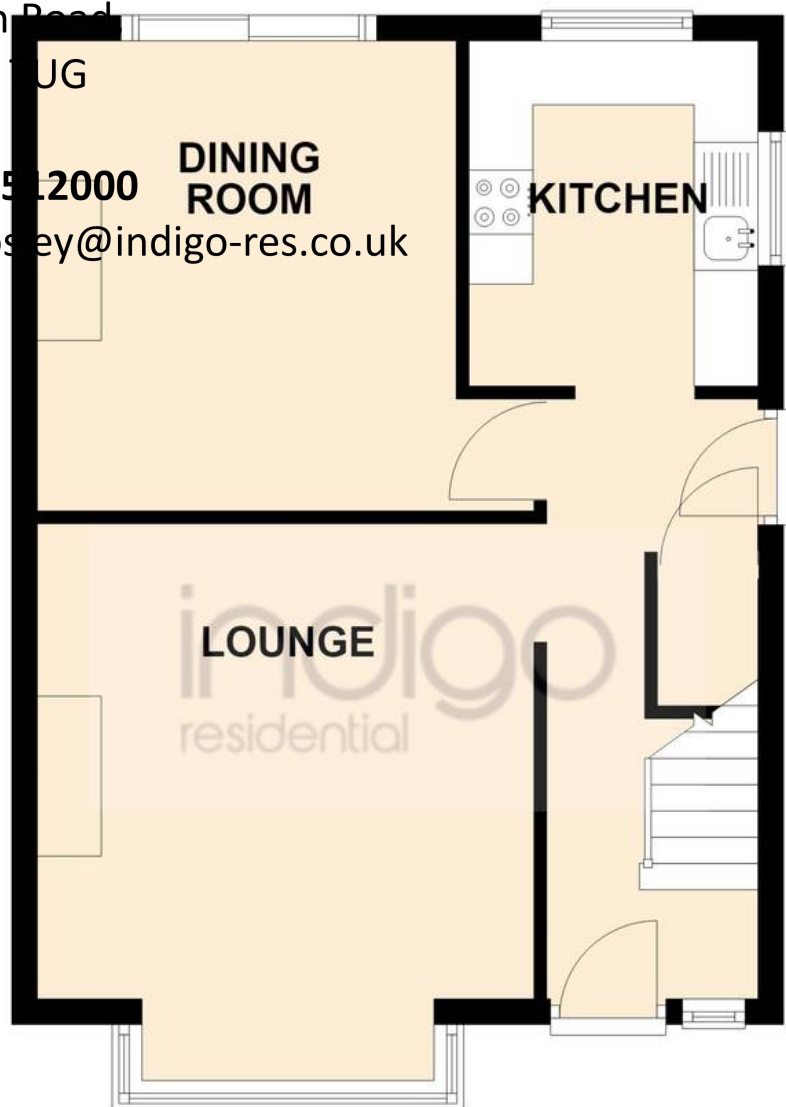
GROUND FLOOR

Stopsley

626 Hitchin Road
Luton, LU2 7UG

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FIRST FLOOR



TOTAL AREA: APPROX. 85.8 SQ. METRES (923.6 SQ. FEET)

This floorplan has been created for guidance purposes only
Plan produced using PlanUp.