



indigo
residential



81 Marston Gardens, Luton

Luton

£595,995

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Luton

DETACHED FAMILY HOME WITH POTENTIAL TO EXTEND (STPP)

Benefits include TWO SEPARATE RECEPTION ROOMS, utility room, cloakroom and LARGE 80 ft. SOUTH WEST REAR GARDEN.

DESCRIPTION:

Internally, the property briefly comprises a welcoming entrance hall and a cloakroom fitted with a wash hand basin and WC. The kitchen features a comprehensive range of wall and base units, an inset sink, built-in oven, hob and extractor, along with space for appliances. Tiled flooring and a door provide direct access to the rear garden. In addition, there is a separate utility room with further wall and base units, a formal dining room, and an impressive 22ft living room boasting a feature fireplace and French doors opening onto the rear garden.

To the first floor, the landing offers built-in storage cupboards and access to four well-proportioned bedrooms. Bedrooms one and three benefit from fitted wardrobes, while the accommodation is completed by a stunning, fully tiled four-piece family bathroom suite comprising a freestanding bath, shower cubicle, vanity wash hand basin, and WC.

Externally, the property enjoys a block-paved driveway providing off-road parking for several vehicles. To the rear is a generous 80ft south-west facing garden, mainly laid to lawn with a patio area, well-stocked flower and shrub borders, and a garden shed.

The property further benefits from efficient and economical gas-fired central heating to radiators and double-glazed windows throughout.

Located along this very prestigious road in the Old Bedford Road area of Luton. Conveniently situated within one mile of the Luton Train Station which has fast links to central London the property also has easy access to junction 10 of the M1 motorway. Luton airport is within 2 miles along with Luton & Dunstable hospital close by too. Luton town centre and other local amenities are all nearby as well as Wardown park with its lovely fountains and recreational areas. Schools



Kitchen

16' 1" x 9' 0" (4.89m x 2.74m)

Dining room

11' 3" x 8' 9" (3.43m x 2.66m)

Utility Room

9' 8" x 6' 2" (2.95m x 1.89m)

Living Room

22' 1" x 18' 5" (6.74m x 5.61m)

Cloakroom

9' 7" x 3' 5" (2.93m x 1.05m)

Bedroom 1

18' 8" x 12' 7" (5.70m x 3.83m)

Bedroom 2

16' 0" x 16' 2" (4.88m x 4.92m)

Bedroom 3

12' 10" x 8' 2" (3.90m x 2.48m)

Bedroom 4

14' 8" x 9' 8" (4.46m x 2.94m)

Bathroom

9' 8" x 7' 8" (2.94m x 2.33m)



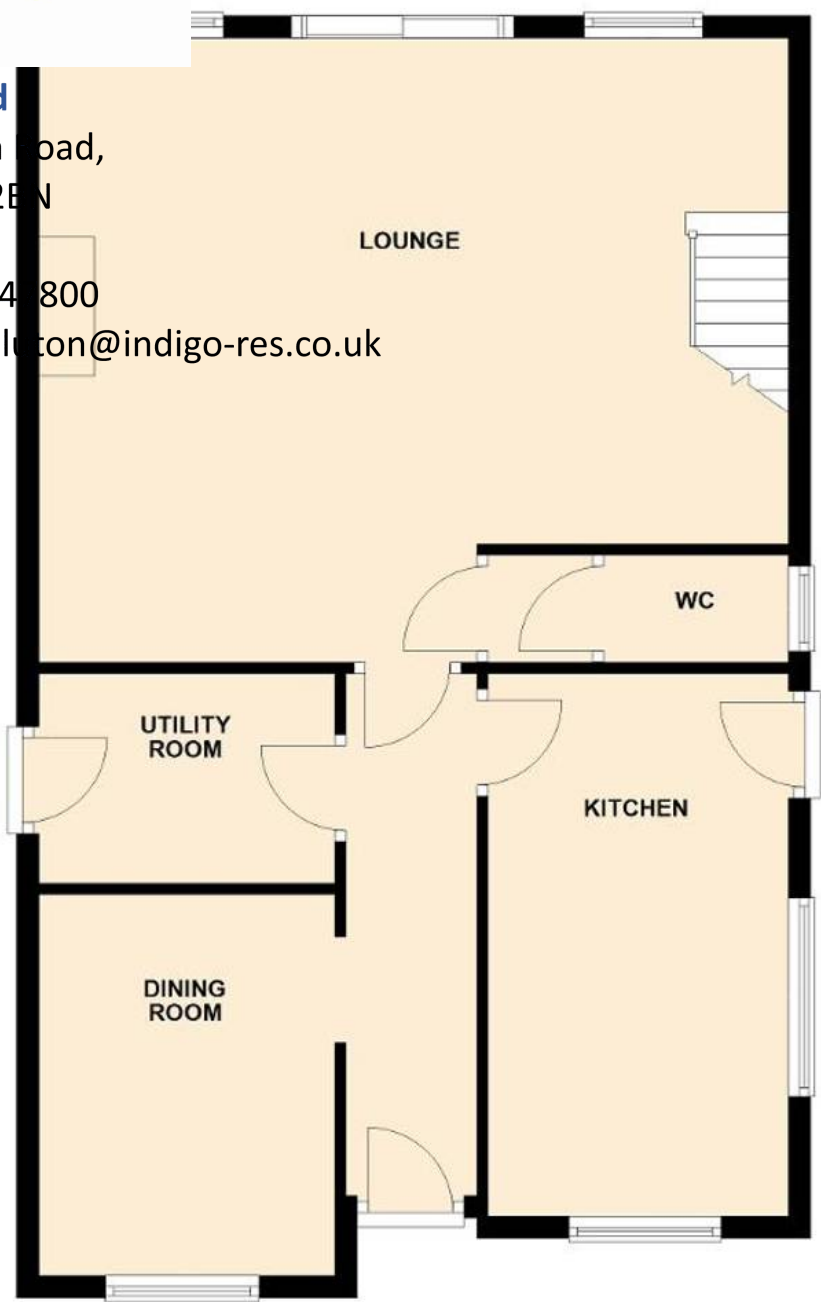
Barton Road

197B Barton Road,
Luton, LU3 2BN

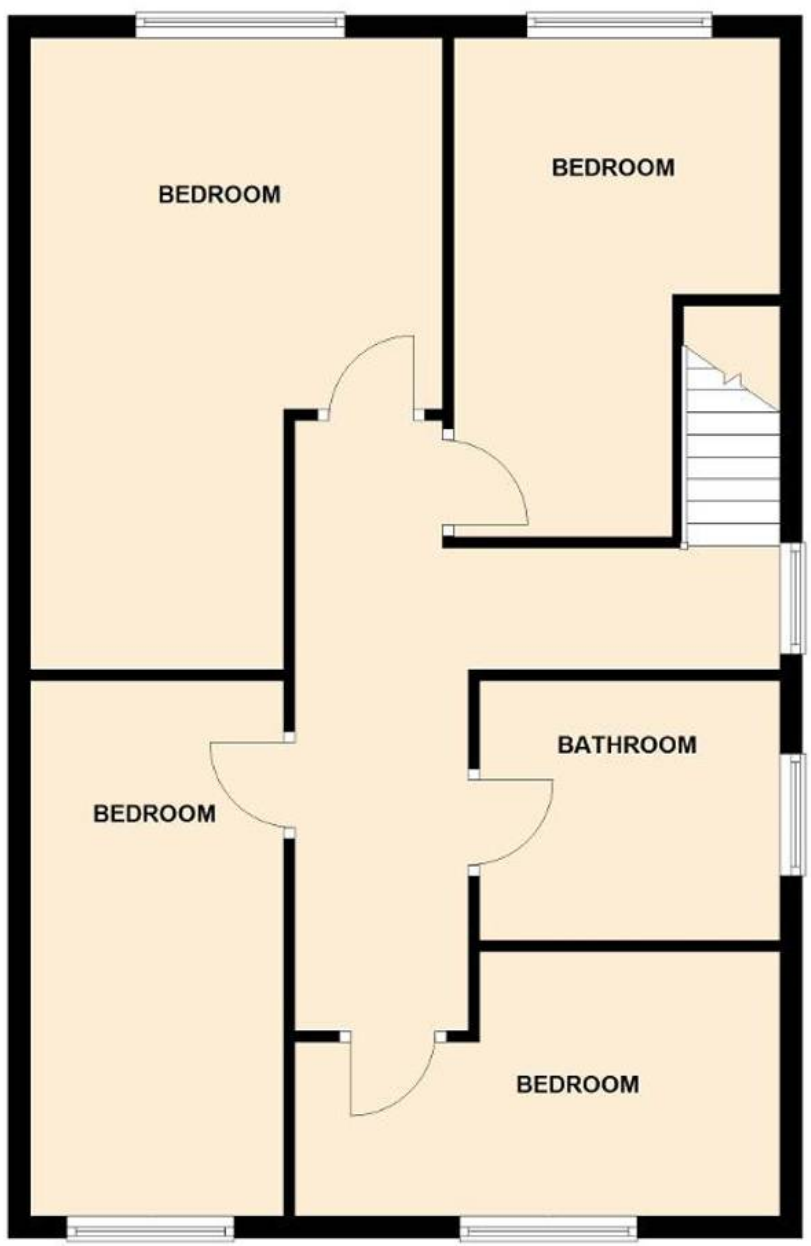
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GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 143.9 SQ. METRES (1548.9 SQ. FEET)

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