



indigo
residential



25 Hardwick Green, Luton

Luton

£450,000

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Luton

Description

DETACHED FAMILY HOME IN QUIET CUL-DE-SAC LOCATION

Benefits include TWO SEPARATE RECEPTION ROOMS, cloakroom, STUDY/BEDROOM FIVE and en-suite to master.

DESCRIPTION:

Internally the property briefly comprises an entrance porch, entrance hall, cloakroom comprising of a wash hand basin and WC. There is a study/bedroom five and the lounge benefits from a lounge with feature fire place opening through to the dining room with French doors to the rear garden. The kitchen benefits from a range of wall and base units, inset sink unit, built in oven, hob and extractor, space for all appliances and opens through to the utility room with space for washing machine and tumble dryer.

To the first floor there is a landing, four well proportioned bedrooms and a family bathroom comprising of a bath with shower over, wash hand basin, WC and spot lights to ceiling.

Externally there is a front garden with driveway and a landscaped rear garden with lawn and patio area and flower and shrub borders.

Heating is efficient and economical via gas to radiators whilst the windows are double glazed.

Hardwick Green is situated only 1.8 miles from Leagrave mainline station making it an ideal location for commuters with direct access into London. There are an array of shops, bus routes, supermarkets and other amenities all nearby. The area has also proved incredibly popular with families and children will often attend the favoured 'The Meads' Primary and Lea Manor Secondary as their schools.

EPC rating C.

- [map](#) (opens in a new window)



Study/ Bedroom 5

15' 8" x 8' 1" (4.78m x 2.46m)

Lounge

23' 2" x 12' 10" (7.06m x 3.91m)

Dining Area

9' 11" x 18' 9" (3.02m x 5.72m)

Kitchen

9' 10" x 8' 5" (3.00m x 2.57m)

Utility Room

10' 4" x 9' 2" (3.15m x 2.79m)

Bedroom 2

11' 5" x 11' 4" (3.48m x 3.45m)

Bedroom 3

9' 4" x 8' 8" (2.84m x 2.64m)

Bedroom 4

8' 8" x 7' 3" (2.64m x 2.21m)



Barton Road

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Ground Floor



First Floor