



indigo  
residential



42 Chard Drive, Luton

Luton

£450,000

# 42 Chard Drive

Luton

Indigo Residential are delighted to present this impressive three bedroom detached family home, ideally positioned within a quiet cul-de-sac and offering an exceptional blend of comfort, style, and practicality. The property boasts a thoughtfully designed layout, featuring two spacious and versatile reception rooms that provide ample space for both relaxed family living and formal entertaining. A dedicated study offers the perfect environment for working from home or quiet reading, while the modern kitchen is fitted with quality appliances and generous storage, making it a pleasure to prepare meals. Upstairs, the master bedroom benefits from a contemporary en-suite shower room, with two further well-proportioned bedrooms serviced by a stylish family bathroom. Throughout the home, neutral décor and quality finishes create a bright and inviting atmosphere, enhanced by large windows that allow natural light to flood the living spaces. Situated within a sought-after school catchment area, this property is ideal for families seeking access to excellent local education. The location also offers convenient access to local amenities, transport links, and green spaces, ensuring a balanced and connected lifestyle.

Externally, the property is equally impressive, featuring a block paved driveway at the front with parking for up to four cars, providing both convenience and security for residents and visitors alike. The front garden is attractively landscaped with mature shrubs and a neat lawn, offering a welcoming first impression. To the rear, the landscaped garden provides a tranquil retreat with a combination of patio, lawn, and established planting, perfect for outdoor dining, entertaining, or simply relaxing in the sunshine. The garden is fully enclosed, making it ideal for children and pets, while side access ensures practicality for every-day living. This outstanding outside space complements the interior perfectly, delivering a harmonious blend of indoor and outdoor living that is rarely found. With its generous plot, peaceful setting, and beautifully maintained gardens, this property truly stands out as a wonderful family home in a highly desirable location. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

- INDIGO RESIDENTIAL
- Detached FAMILY HOME
- Three Bedrooms



**Entrance Hall**

**Cloakroom**

**Lounge**

15' 6" x 10' 4" (4.72m x 3.15m)

**Dining Room**

10' 11" x 9' 10" (3.32m x 2.99m)

**Kitchen**

14' 10" x 9' 7" (4.52m x 2.93m)

**Study**

9' 3" x 8' 10" (2.83m x 2.68m)

**Landing**

**Bedroom One**

13' 7" x 12' 5" (4.14m x 3.79m)

**Bedroom Two**

11' 9" x 10' 7" (3.59m x 3.23m)

**Bedroom Three**

9' 4" x 8' 11" (2.84m x 2.73m)

**En-Suite**

7' 9" x 6' 0" (2.35m x 1.82m)



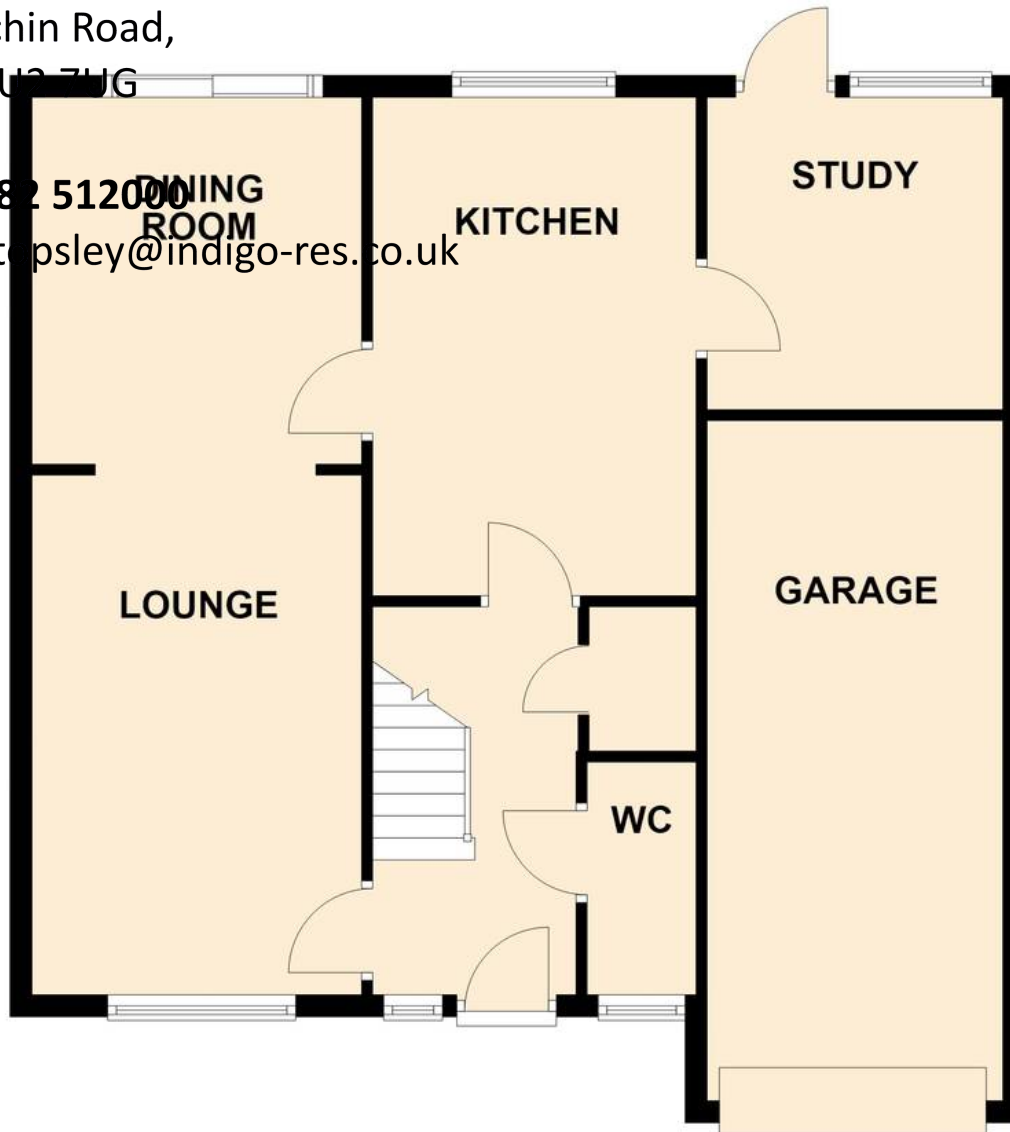
## GROUND FLOOR

### Stopsley

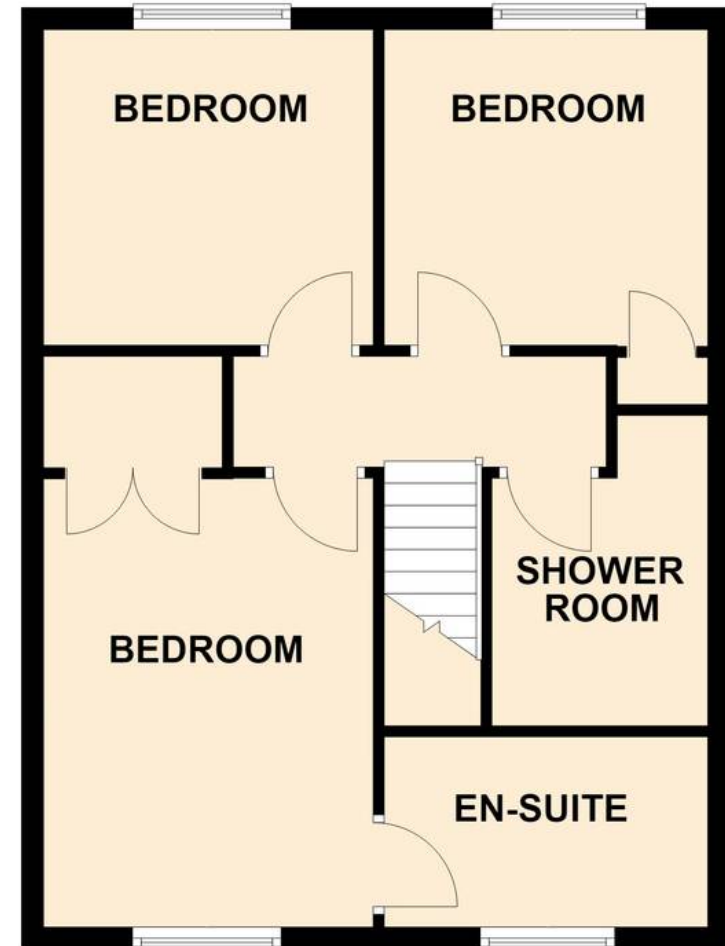
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## FIRST FLOOR



TOTAL AREA: APPROX. 119.3 SQ. METRES (1284.0 SQ. FEET)

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