



indigo
residential



1 Ludlow Avenue, Luton

Luton

£750,000

1 Ludlow Avenue

Luton

CHAIN FREE FOUR BEDROOM EXECUTIVE FAMILY HOME

INDIGO RESIDENTIAL are delighted to be marketing this fantastic four double bedroom chain free property with huge potential to extend and develop situated in a private gated estate.

DESCRIPTION:

This impressive detached family residence is enviably positioned within a highly sought-after private road and presents an exceptional opportunity for renovation and extension, subject to the necessary planning consents. Offering generous proportions throughout, the property provides the perfect canvas for creating a substantial long-term family home.

The ground floor accommodation is arranged around a spacious entrance hallway and includes three separate reception rooms, currently utilised as a sitting room and dining room, both benefitting from attractive feature fireplaces. The dining room enjoys double doors opening into a large conservatory, which overlooks the rear garden and enhances the entertaining space. The kitchen/breakfast room offers ample space for a family-sized table and chairs and provides direct access to the garden, while a cloakroom completes the ground floor layout.

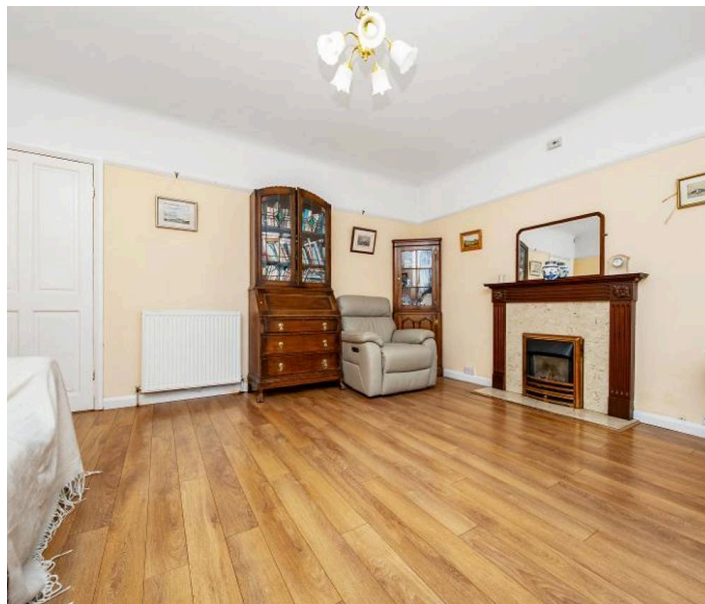
To the first floor, a generous landing leads to four well-proportioned bedrooms. One bedroom benefits from its own en-suite shower room, whilst a family bathroom serves the remaining bedrooms.

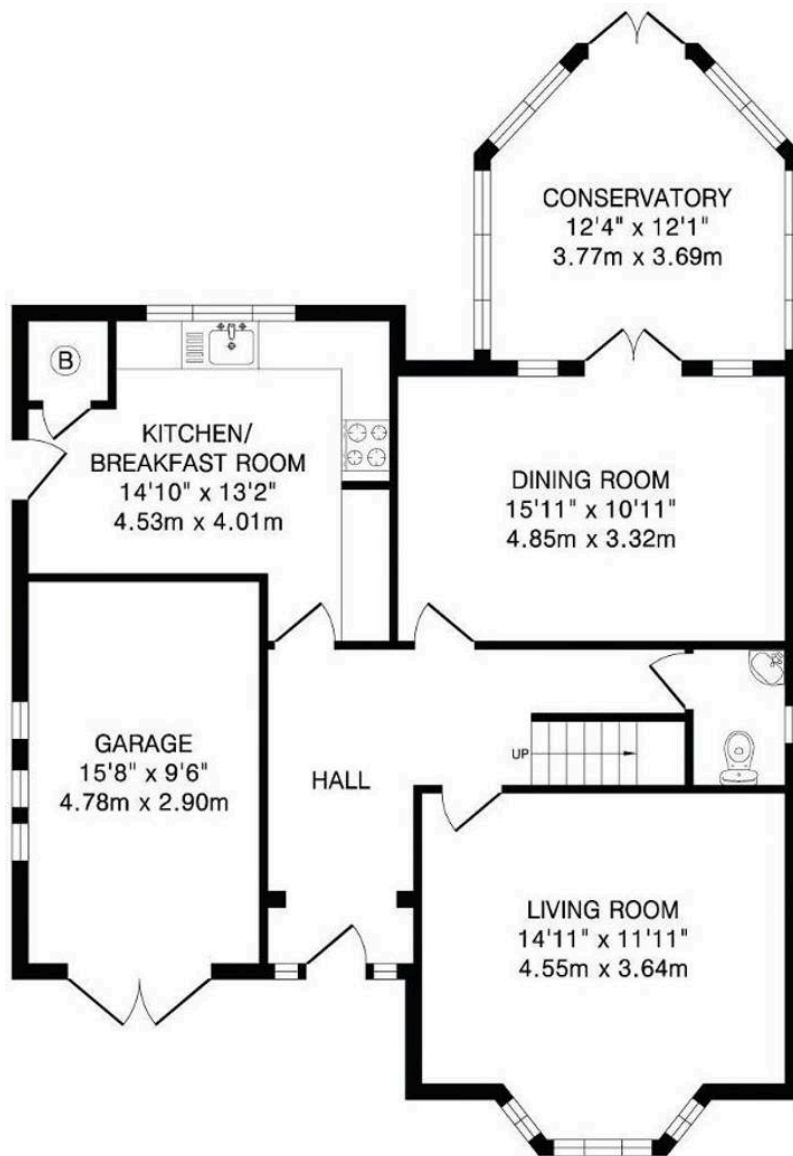
Externally, the property boasts a truly superb rear garden extending to approximately 180 feet in length. Predominantly laid to lawn and complemented by a substantial patio area, the garden offers tremendous potential for landscaping and outdoor living. To the front, an integrated garage and a large driveway provide ample off-road parking for multiple vehicles, in addition to a further lawned frontage. The home also benefits from side access running from front to rear on both sides of the property.

The property is offered to the market with no upper chain.

Ludlow Avenue is a highly regarded gated private road, surrounded by the picturesque Kidney Wood and within walking distance of Stockwood Park Golf Course. The location offers a peaceful and family-friendly setting, with excellent local schooling nearby and convenient access to both Luton Airport Parkway







Ground Floor
1014 sq.ft.(94.2 sq.m)approx.



First Floor
817 sq.ft.(75.8 sq.m)approx.

TOTAL FLOOR AREA: 1831 sq.ft.(170.0 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.