

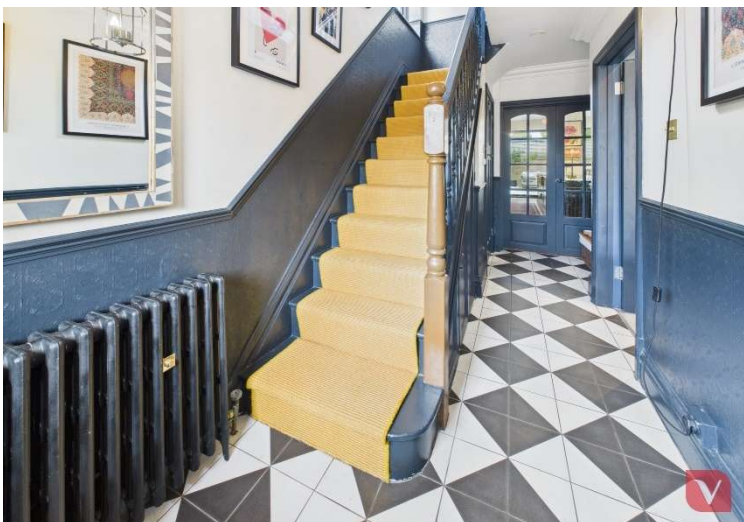


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RESIDENTIAL

Cutenhoe Road, Luton, Bedfordshire, LU1 3NF
Price £600,000 Freehold



Offered to the market at £600,000 is this superbly presented five-bedroom semi-detached family home, located in a sought-after residential area of Luton, Bedfordshire. Perfectly blending generous internal accommodation with tasteful finishes and excellent outdoor space,



Cutenhoe Road

Luton, LU1 3NF



- Five bedrooms arranged across two floors
- Bathroom, Shower Room and Cloakroom
- Beautifully fitted kitchen
- Large rear garden with patio and lawn
- Driveway for 2 cars
- Walking distance to Luton Parkway Station
- Close to good schools
- Stockwood Discovery Centre



Offered to the market at £600,000 is this superbly presented five-bedroom semi-detached family home, located in a sought-after residential area of Luton, Bedfordshire. Perfectly blending generous internal accommodation with tasteful finishes and excellent outdoor space, this property represents an ideal opportunity for growing families or those simply seeking a spacious and versatile living environment.

Upon arrival, the property boasts instant kerb appeal with a tidy frontage and a block-paved driveway providing off-road parking for two vehicles. The entrance is sheltered by a neat porch area.

Internally, the home offers a remarkable balance of character and practicality.

The ground floor comprises three well-proportioned reception areas. At the front of the property sits a bright and welcoming living room with a large bay window allowing natural light to flood the space. This room is ideal for relaxed evenings or hosting guests. A second reception room sits centrally within the property, benefiting from seamless access to the kitchen and rear garden.

Large patio doors open out from the kitchen onto the rear patio, offering a wonderful indoor-outdoor flow for warmer months. The kitchen is well-appointed with worktop space and integrated appliances. There is ample room for a breakfast table, making this space both functional and sociable.

A conveniently placed downstairs WC is situated just off the hallway, a practical feature for any busy household.

Upstairs, the property continues to impress. Five bedrooms are arranged across two floors, each offering generous proportions, with a mix of double and a single room to suit all family sizes. The principal bedroom enjoys front-facing views over the front, while the second and third bedrooms are also well-sized and flooded with light enjoying views over the rear garden. A tastefully finished family bathroom with a full suite, including a shower over bath, serves the main bedrooms, and an additional shower room provides further convenience and flexibility for morning routines.

Externally, the property features a large rear garden, ideal for families and those who enjoy entertaining outdoors. A paved patio area offers the perfect setting for al fresco dining, while the expansive lawn stretches towards the rear boundary, bordered by mature shrubs and fencing for privacy. Whether you're a keen gardener or simply enjoy having ample outdoor space for children to play, this garden offers exceptional versatility and charm.

This fantastic property is ideally located within close proximity to local schools, shops, and transport links. Luton town centre is easily accessible, as are nearby green spaces and leisure facilities, ensuring a balanced lifestyle of convenience and comfort. Living in Luton, Bedfordshire offers residents a vibrant mix of culture, nature and connectivity. The town itself is a thriving hub with a diverse array of activities, services and attractions. For those who enjoy shopping,

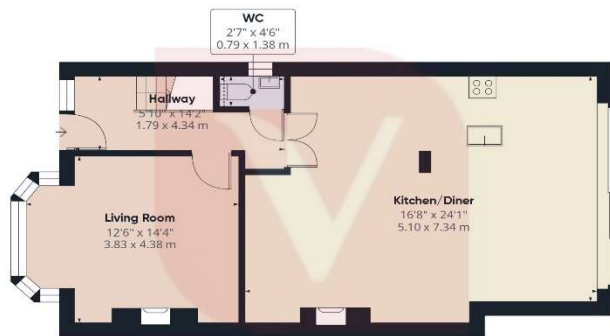
The Mall Luton provides a wide range of high-street brands, independent boutiques and dining options all under one roof. On Saturdays, the town's market adds further charm, offering local produce, street food, and artisan goods. For families and lovers of the outdoors, Wardown Park is a real gem. This beautifully maintained Victorian park features a boating lake, tennis courts, and the charming Wardown House Museum and Gallery. It's a peaceful retreat ideal for weekend walks, picnics or family days out. Stockwood Discovery Centre is another popular destination, blending history, gardens and exhibitions in a picturesque setting.

Luton is also home to several sporting and leisure facilities, including the Inspire: Luton Sports Village, which offers a large gym, swimming pool and climbing wall. Kenilworth Road Stadium is a must-visit for football fans, being the home of Luton Town Football Club, a proud part of the town's heritage. The town's excellent transport links are another key attraction. Luton Railway Station provides fast and frequent services to London St Pancras in under 30 minutes, making it an ideal base for commuters.

London Luton Airport is also just a short drive away, offering access to a wide range of European and international destinations. For those who prefer countryside escapes, Luton is nestled near the edge of the Chiltern Hills Area of Outstanding Natural Beauty. Whether hiking, cycling or simply taking in the views, the rolling hills and charming villages offer a perfect rural counterbalance to the town's urban energy. Educationally, the area is well-served with a variety of primary and secondary schools, as well as further education colleges and the University of Bedfordshire, which adds a youthful vibrancy and contributes to the local community and economy.

In short, this five-bedroom semi-detached home not only delivers in terms of space and style but is also set within a location that offers the best of town and country living. Whether you're raising a family, relocating for work, or simply seeking more room to grow, this property and its surroundings provide an exceptional lifestyle opportunity in the heart of Bedfordshire. Early viewing is strongly recommended.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1316 ft²
122.2 m²

Reduced headroom

27 ft²
2.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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