



Home Farm Court

Putteridge Park, Luton,
Hertfordshire, LU2 8NN
Guide Price £460,000

country
properties

Situated on the private Home Farm Court park estate, is this charming and contemporary three bedroom family home. The property was part of a range of converted barns and farm buildings that were converted and transformed in 2001.

The accommodation includes open plan living and dining room with feature fireplace and arched door to the rear garden. A well fitted kitchen with built-in appliances and ample storage and work space. Three bedrooms with an ensuite to the principal bedroom and a family bathroom suite. The property offers some fantastic views over the estate and open countryside.

The exterior aspect of the grounds and gardens have been lovingly maintained and feature a private lawn area enclosed by a mature hedge row, patio and decked area. In addition there are two parking spaces to the front of the property.

Putteridge is a suburb at the north-eastern edge of Luton, in Bedfordshire, England. Putteridge is a little over 2 miles (3.2 km) from Luton town centre and bordered by Central Bedfordshire district to the north and North Hertfordshire district to the east. The University of Bedfordshire's Putteridge Bury Campus is just over the border in Hertfordshire. The area is surrounded by green space. Putteridge Primary School and Putteridge High School serve the local areas.

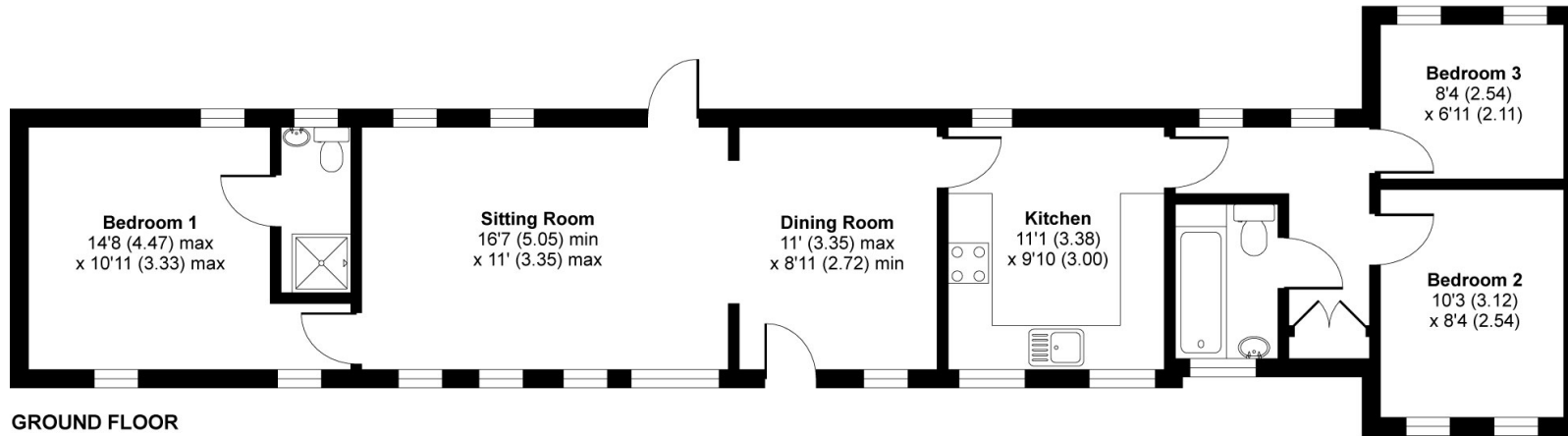
- This beautiful conversion boasts three bedrooms, ensuring ample space for family and guests
- Enjoy the convenience of two bathrooms, including an en-suite in the master bedroom
- The kitchen is a true delight, featuring appliances, ample storage, and a stylish design
- Step outside to your own private garden, perfect for outdoor gatherings and relaxation
- Benefit from allocated parking spaces, ensuring your convenience and peace of mind
- Nestled within the picturesque Putteridge Park area, you'll enjoy easy access to the beautiful park, access to local schools and local amenities
- 4.1 miles, 15 mins drive to London Luton Airport (as per Google Maps)
- 6.7 miles, 11 mins drive to the Historic market town of Hitchin (as per Google Maps)
- 3.4 miles, 14 mins drive to Luton Train Station Thameslink Line (as per Google Maps)
- £500 service charge paid annually to Home Farm Putteridge Management for maintenance and up keep of private drive, communal gardens and parking area





Home Farm Court, Putteridge Park, Luton, LU2 8NN

APPROX. GROSS INTERNAL FLOOR AREA 820 SQ FT 76.1 SQ METRES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Country Properties REF : 221326

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk