



Home Farm Court

9, Putteridge Park, Luton,
Hertfordshire, LU2 8NN
Guide Price £700,000

COUNTRY PROPERTIES
PART OF HUNTERS

Situated on the private Home Farm Court park estate, is this charming and contemporary four bedroom family home. This home retains much of the original character with beams and unique windows and offers elegant and thoughtfully laid out living accommodation. The property originally dates back to the 1800's and was part of a range of converted barns and farm buildings that were converted and transformed in 2001.

The accommodation commences with a wonderful grand entrance hall with a bifurcated staircase leading to the first floor. The hallway offers an abundance of storage options, a door to the w.c. and kitchen and double doors through to the living/dining room. The living space is light and airy maintains an abundance of natural light coming through both the large window and the two sets of bi folding doors which lead out to the garden area. There are further double doors which lead through to the kitchen where you will find a range of both counter and wall units with under cupboard lighting and ample work space. Additionally there is space for a range oven with extractor over and a fridge freezer and microwave. The ground floor is finished off with a utility room with services for both a washing machine and tumble dryer. On the first floor there is an amazing main bedroom suite with double windows, walk-in wardrobe and three piece shower room ensuite. There is an additional three good size bedrooms and a fully tiled three piece 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, two patio areas and a gravelled area. In addition there are two parking spaces, on to the front of the property and one to the rear. There is also a storage space available within the the courtyard.

The current owners have looked after this property and it has been recently decorated throughout. There is also the huge benefit of the property being offered with no onward chain.

- A wonderfully presented four bedroom character home
- Living/dining room with wood burning stove and amazing space and views
- Main bedroom suite benefits from a dressing area and en-suite
- Character features include beams and high ceilings
- The property has been immaculately maintained throughout by the current owner
- Allocated residents parking for two cars
- 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)
- £445 service charge paid annually to Home Farm Putteridge Management for maintenance and up keep of private drive, communal gardens and parking area
- NO ONWARD CHAIN







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

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