



**Durham Road, Luton   Guide Price £375,000 - £400,000**



**NO UPWARD CHAIN - Possible QUICK MOVE ! | Bright and airy living room – Large windows allow natural light to fill the space, creating a warm, inviting atmosphere perfect for relaxing or entertaining | Dining room for family meals and gatherings – Spacious enough for a dining table, providing an ideal spot for everyday meals or hosting guests | Modern, sleek kitchen – Grey cabinetry and stylish worktops offer plenty of storage and workspace, making meal prep easy and enjoyable | Contemporary downstairs bathroom – With both a bath and shower attachment, perfect for quick routines or winding down after a long day | Spacious bedrooms – Generously sized rooms offer flexibility for furniture and personal touches, ensuring everyone has their own comfortable space | Stylish upstairs shower room – Modern shower for invigorating mornings or evening unwinds, adding convenience to your daily routine | Low-maintenance South West facing garden – A mix of patio and lawn means you can enjoy the sun all day without too much upkeep, perfect for outdoor dining or simply relaxing | Two garages to the rear of the property for off road parking | Prime location for commuters – Just one mile from Luton Town Centre and the mainline station, and close to the M1 for easy travel. Close to London (Luton) Airport - 10 mins**



This home offers a blend of comfort, style, and practicality, perfect for modern living. The living room features a contemporary neutral décor, with natural light flooding in through the large front windows, creating a bright, welcoming atmosphere. There's ample space for a large sofa, armchairs, and personal touches, making it an ideal space to unwind, read, or enjoy family time.

Adjacent to the living area, the dining room provides an inviting space for meals and gatherings. Whether it's a casual dinner or entertaining friends, this area transitions smoothly into the modern kitchen.

The kitchen itself features sleek grey cabinets paired with striking worktops, offering plenty of storage and workspace for preparing meals. Integrated appliances, including a built-in oven and hob, add to the functionality, while the easy-to-clean laminate floor ensures practicality.

Downstairs, you'll find a good sized modern contemporary bathroom with a bath and shower attachment - ideal for busy families who need to get ready in a hurry and for kids evening bath times or you can enjoy a relaxing soak after a long hard day.

Upstairs, there are three generously sized bedrooms, all with neutral flooring and a relaxing vibe. The main and second bedrooms are spacious doubles, offering flexibility for your furniture and storage needs. The third bedroom, while often relegated to a box room in many properties, stands out with enough room to serve as a child's room or a dedicated home office. Perfect for remote working without compromising your living or dining areas.

A modern shower room provides the space to unwind before bed and with a contemporary shower, an invigorating shower in the morning.

Outside, the private South West facing garden has been landscaped for ease of maintenance, with a mix of patio and lawn that lets you enjoy the sun at any time of day. It's a great spot for summer barbecues, gardening, or simply unwinding with a drink. The ample space gives the opportunity for personalisation.





Conveniently located off Crawley Green Road in the sought-after St. Annes area of Luton, Durham Road is just a mile from Luton Town Centre and Luton Mainline Station, making commuting a breeze. The M1 is also just a short drive away, providing excellent connectivity for those who travel frequently. This home offers a fantastic opportunity for anyone looking to embrace a lifestyle of comfort and convenience, with room for family, work, and leisure.

Call the Leysbrook team today to arrange your viewing and secure your future home.

**| ADDITIONAL INFORMATION**

Council Tax: Band - C

EPC Rating: TBC

**| GROUND FLOOR**

Living Room: Approx 14' 8" x 12' 3" (4.47m x 3.73m)

Kitchen: Approx 9' 10" x 7' 10" (3.00m x 2.39m)

Dining Area: Approx 9' 10" x 8' 9" (3.00m x 2.67m)

Bathroom: Approx 8' 8" x 8' 2" (2.64m x 2.49m)

**| FIRST FLOOR**

Bedroom One: Approx 12' 9" x 11' 4" (3.89m x 3.45m)

Bedroom Two: Approx 11' 4" x 10' 8" (3.45m x 3.25m)

Bedroom Three: Approx 9' 9" x 6' 10" (2.97m x 2.08m)

Shower Room: Approx 6' 9" x 6' 9" (2.06m x 2.06m)

**| OUTSIDE**

Two garages

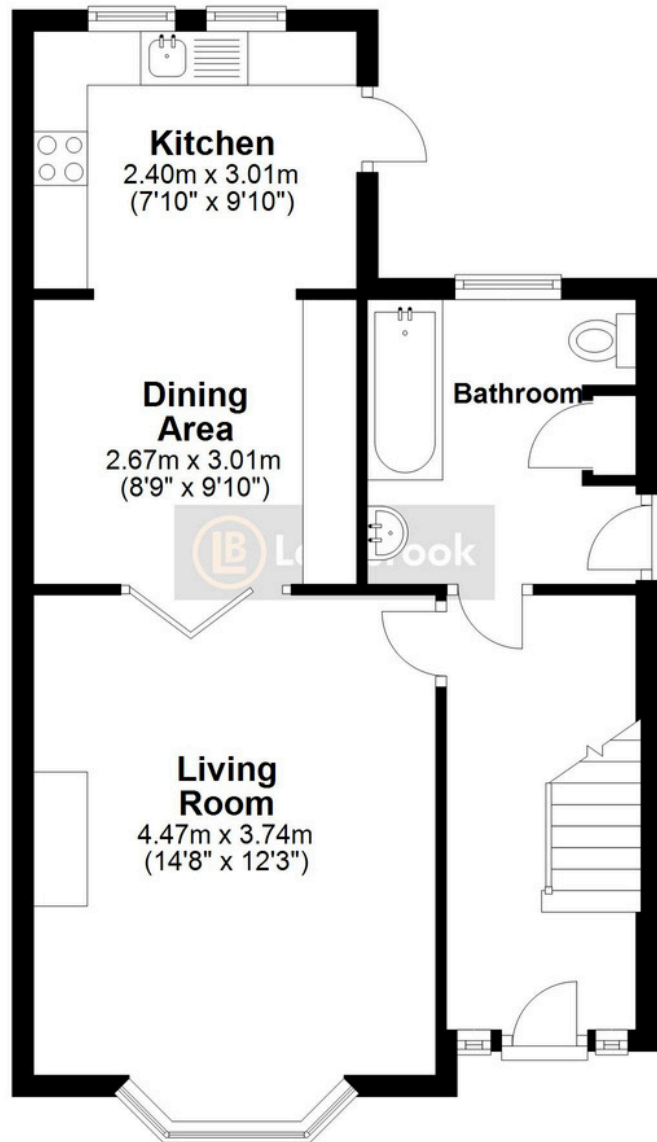
South / West facing rear garden

Patio area with steps down to the rear garden with gated access to the front and rear



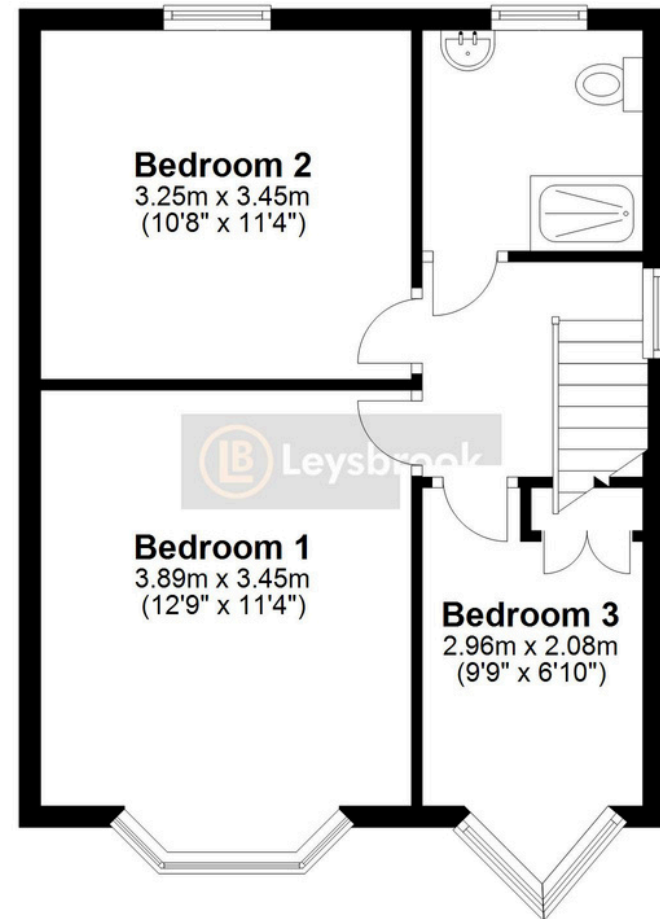
## Ground Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 88.8 sq. metres (955.9 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.









## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

### Leysbrook Team

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