



Home Farm Court

Putteridge Park, Luton,
Hertfordshire, LU2 8NN
Guide Price £600,000

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Located within the private Home Farm Court park estate, is this charming four bedroom family home that offers a light and contemporary feel with the blend of character. This home retains much of the original feel 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 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 with lots 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. Additionally there are a further 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 well 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 and storage space is available within the courtyard.

Putteridgebury Park is set amidst the beautiful Hertfordshire countryside in a unique parkland setting. Access is via a driveway through the park and Home Farm Court is accessed via a coded security barrier making this a very select location. There is easy main road access to both Hitchin and Luton, Luton Parkway station and Luton Airport.

- A beautifully presented four bedroom home
- A contemporary feel with character features including beams and high ceilings
- Main bedroom suite benefits from a dressing area and en-suite
- Off road 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)







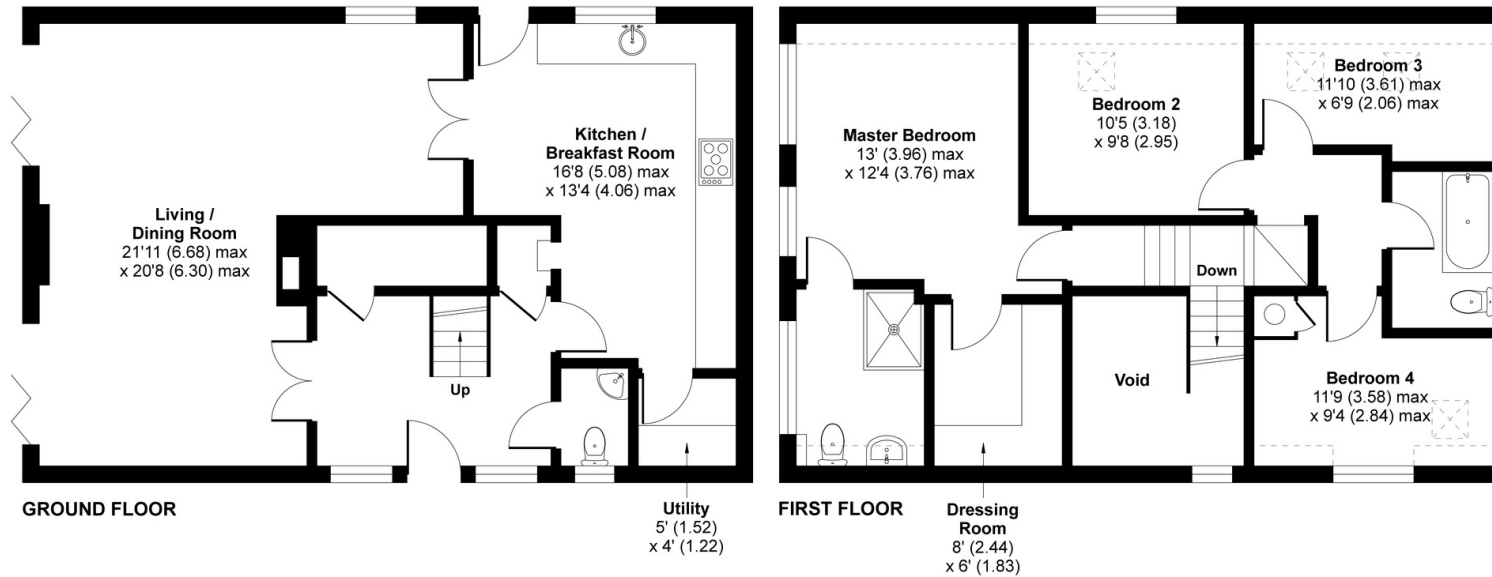
Denotes restricted head height

Approximate Area = 1407 sq ft / 130.7 sq m (excludes void)
 Limited Use Area(s) = 49 sq ft / 4.6 sq m
 Total = 1456 sq ft / 135.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	84
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 795633

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Viewing by appointment only

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