



# 1 West Lodge

Putteridge Park, Luton,  
Hertfordshire, LU2 8LA  
Guide Price £650,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A rare opportunity to purchase this prestigious five bedroom detached house that nestles on the Hertfordshire and Bedfordshire border. Set in a tranquil location with some fantastic paths, bridleways and cycle routes nearby this property offers the perfect location for family living.

The accommodation commences with the central entrance hall which leads through to the generous accommodation. To the left is the wonderful triple aspect kitchen/diner/family room with ample space and double doors out to the rear garden. The living room offers plenty of light and views over the rear garden and again has doors leading out. To the right hand side is a utility room with separate w.c. and inner hallway leading to two bedrooms and a rear door through to the garage. On the first floor is the principle bedroom suite with built in wardrobes and four piece ensuite bathroom. There are two further bedrooms, one with an ensuite and Juliette balcony over looking the countryside and a family bathroom.

The property resides on a generous plot of 0.13 of an acre. To the front is ample off road parking via the gravel driveway which in turn also provides access to the garage. To the rear of the property is the generous rear garden which is mainly laid to lawn and enclosed by mature trees and shrubs. Immediately leading from the house is a large patio area with plenty of space for tables and chairs. The property backs on to open countryside and to the rear are the most incredible views.

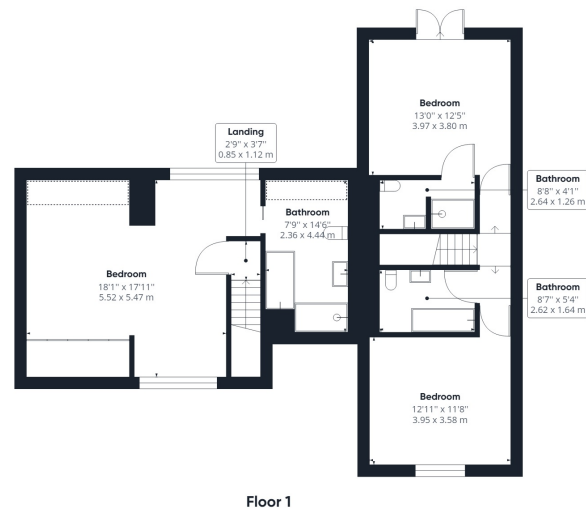
Putteridge is a suburb at the north-eastern edge of Luton, in the Borough of Luton, in the ceremonial county of Bedfordshire, England. It is bordered by Central Bedfordshire district to the north and North Hertfordshire district to the east. Putteridge is a little over 2 miles (3.2 km) from Luton town centre and 7 miles from Hitchin town centre. Hitchin has many bars and restaurants as well as access to the highly regarded Hitchin Boys and Girls Schools.

- A versatile five bedroom detached family home
- Generous kitchen/family room and additional reception room
- Ample off road parking and garage
- Front and rear gardens with stunning countryside views
- Access to highly regarded Hitchin Boys and Girls Schools
- 7 mile, 13 mins drive to Hitchin town centre (as per Google Maps)
- 7.6 mile, 15 mins drive to Hitchin train station (as per Google Maps)
- 3.8 miles, 11 min drive to Luton Parkway train station (as per Google Maps)









Approximate total area<sup>(1)</sup>

1794.95 ft<sup>2</sup>  
166.76 m<sup>2</sup>

Reduced headroom

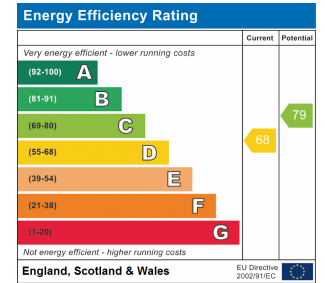
33.00 ft<sup>2</sup>  
3.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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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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