



Substantial detached family house in about 0.51 acres.

129 London Road, Luton, LU1 3RJ

Freehold

savills

About 0.51 acres • Over 4700 sqft of living space • Stunning kitchen/family area/breakfast room • Home office • Gym • Private parking for several cars • No upper chain

Local Information

Approx., mileages:

Luton Parkway Station 1.7 miles
St Pancras International from 28 minutes, Luton town centre 1.1 miles, Harpenden town centre 3.9 miles, M1 junction 9 - 1.1 miles, London Luton Airport 2.4 miles, Heathrow Airport 32.5 miles

About this property

Extending to over 4700sq ft this substantial family home provides stylish living over three floors and is set in grounds of about 0.51 acres in all.

With a keen eye on design the owner has provided a great balance of accommodation, perfect for a growing family. A bright and airy reception hall opens onto the principal reception rooms of the home, ideal for welcoming guests into the home.

The kitchen/dining/family room is a triumph in its design with a superb range of fitted cabinets and integrated appliances arranged around two island units, bi-fold doors leading out onto a decked area and a great spiral wine cellar.

The spacious drawing room, which extends to nearly 500 sq ft has French doors leading out to the timber deck. With double doors opening into the kitchen/dining/family room this makes for a fabulous entertaining space with easy access to the garden. Perfect for summer parties. A useful boot room with door to the side of the house is a convenient route to bring in

shopping deliveries without having to go through the house.

On the first floor, the main suite is an indulgent space with fitted dressing room and luxurious fitted shower room with twin basins.

There are a further 3 bedrooms and family bathroom on this floor, bedroom 4 having a walk in dressing room located opposite a splendid family bathroom. Up on the top floor is a fitted home office which overlooks the gardens to the rear. A great opportunity to work from home tucked quietly away.

There is also an open space usefully next to a bedroom with its own shower room. This could make an ideal play area or simply somewhere to sit down and read. There is a vast storage area with easy access from the bedroom, ideal for storing out of season sports equipment and suitcases.

Outside

Spanning the rear of the house is a timber deck which steps down onto a large lawned garden bounded by tall hedges. At the front of the house there is a driveway which provides off-street parking for several cars.

Local Authority

Luton Borough Council

Energy Performance

EPC Rating = C

Viewing

All viewings strictly by appointment
Telephone: 01582 465 000.





Approximate Area = 445.4 sq m / 4794 sq ft
(Including Storage / Excluding Void)
Wine Cellar = 2.8 sq m / 30 sq ft
Total = 448.2 sq m / 4824 sq ft
Including Limited Use Area (54.3 sq m / 584 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(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	

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