



4 Bedrooms



2 Bath/Shower Room + WC



3 Reception Rooms



Garage & Driveway



180ft



EPC Band TBC

Council Tax

Band F

- £3,351.74 2025/26

Local Authority

Luton



Ludlow Avenue, Luton, LU1  
Guide Price £950,000.00 Freehold

## Ludlow Avenue, Luton, LU1

Detached family home, set in a prestigious private gated road occupying a large plot and ample off road parking

- 🏡 Detached family home
- 🏡 Offering lots of potential
- 🏡 Four bedrooms
- 🏡 Two bathrooms
- 🏡 Three reception rooms
- 🏡 High ceilings
- 🏡 Approx. 180 ft garden

### Description

This fantastic detached family home, set in a sought after private road, offers fantastic potential for renovating and extending, subject to the necessary planning consents.

The ground floor has a large entrance hallway, two separate reception rooms currently used as a sitting room and dining room both with feature fireplaces, and the latter with double doors opening out into a spacious conservatory. There is also a kitchen/breakfast room with enough space for a large table and chairs, with access out to the rear garden, and a cloakroom completing the downstairs accommodation. Upstairs, there is a good sized landing, which all four bedrooms lead off, one of which has its own en-suite shower room, whilst the family bathroom serves the remaining bedrooms.

Outside, and to the rear of the property, the superb rear garden measures some 180ft in length. Mainly laid to lawn and with a large patio area also. To the front there is access to the integrated garage, which, along with the large driveway, offers ample parking for multiple vehicles. There is also another lawned area to the front as well as front to back side access on both sides of the property.

The property is being sold with no upper chain.

### Location

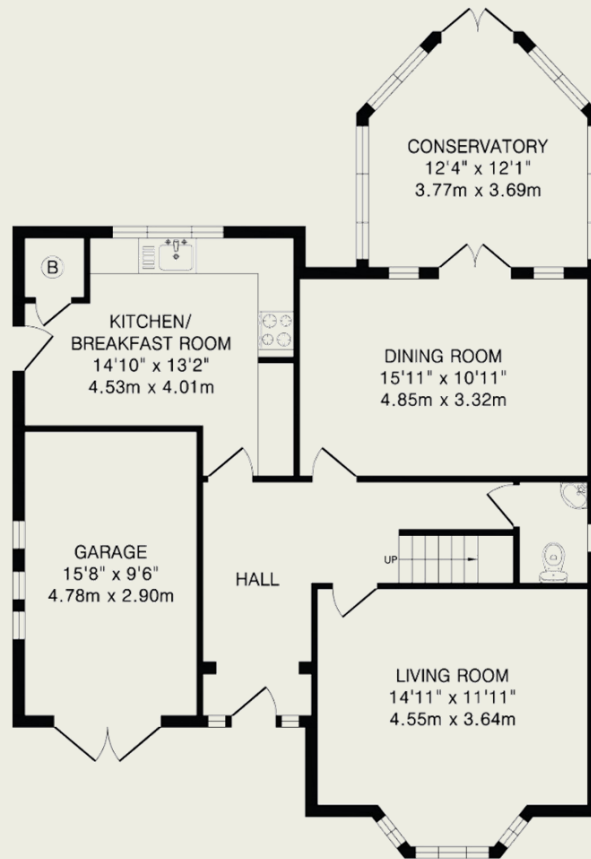
Ludlow Avenue is a highly regarded gated private road surrounded by the picturesque Kidney Wood nature trail within walking distance of Stockwood Park golf course. This quiet road provides the ideal setting for any family with excellent schools just moments away. Easy access is also available to Park Way and Harpenden mainline stations making London less than 30 minutes away.



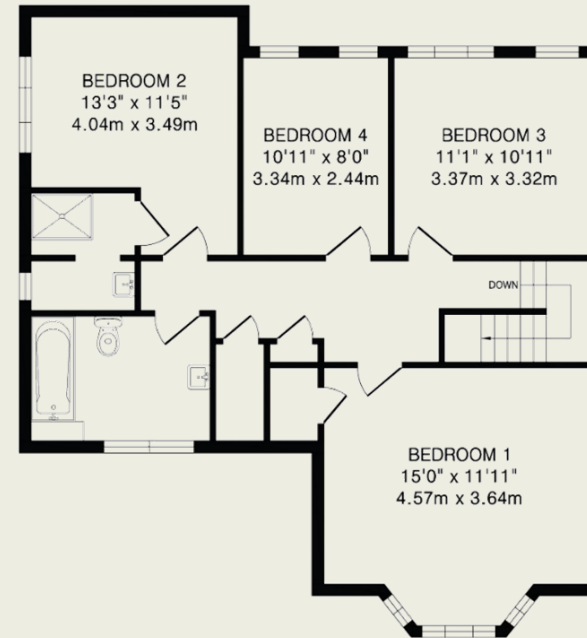


#### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor  
1014 sq.ft.(94.2 sq.m)approx.



First Floor  
817 sq.ft.(75.8 sq.m)approx.

TOTAL FLOOR AREA: 1831 sq.ft.(170.0 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.