



Town & Country

58 Stapleford Road, Luton

Guide Price £325,000



58 Stapleford Road

Luton, Luton

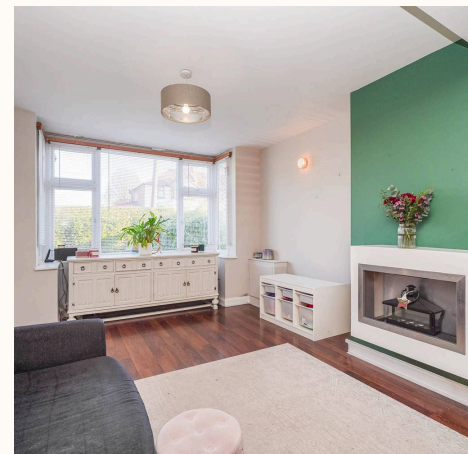
- Spacious Extended Home
- Entrance Hall
- Open Plan Lounge/Diner
- Fitted Kitchen with Door to Garden
- Two Double Bedrooms
- Fitted Family Bathroom
- Low Maintenance Rear Garden
- Garage
- Parking for Two Vehicles

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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The property briefly comprises an enclosed porch with a door leading into the entrance hall, where stairs rise to the first floor. The spacious lounge/diner features double-glazed windows and fitted laminate flooring. The kitchen/breakfast room is fitted with a range of eye- and base-level units, offers space for all white goods, with a door opening onto the rear garden.

To the first floor are two generous double bedrooms, both featuring fitted carpets, double-glazed windows and radiators. The family bathroom is fitted with a white suite, including a shower, and is finished with tiled walls.

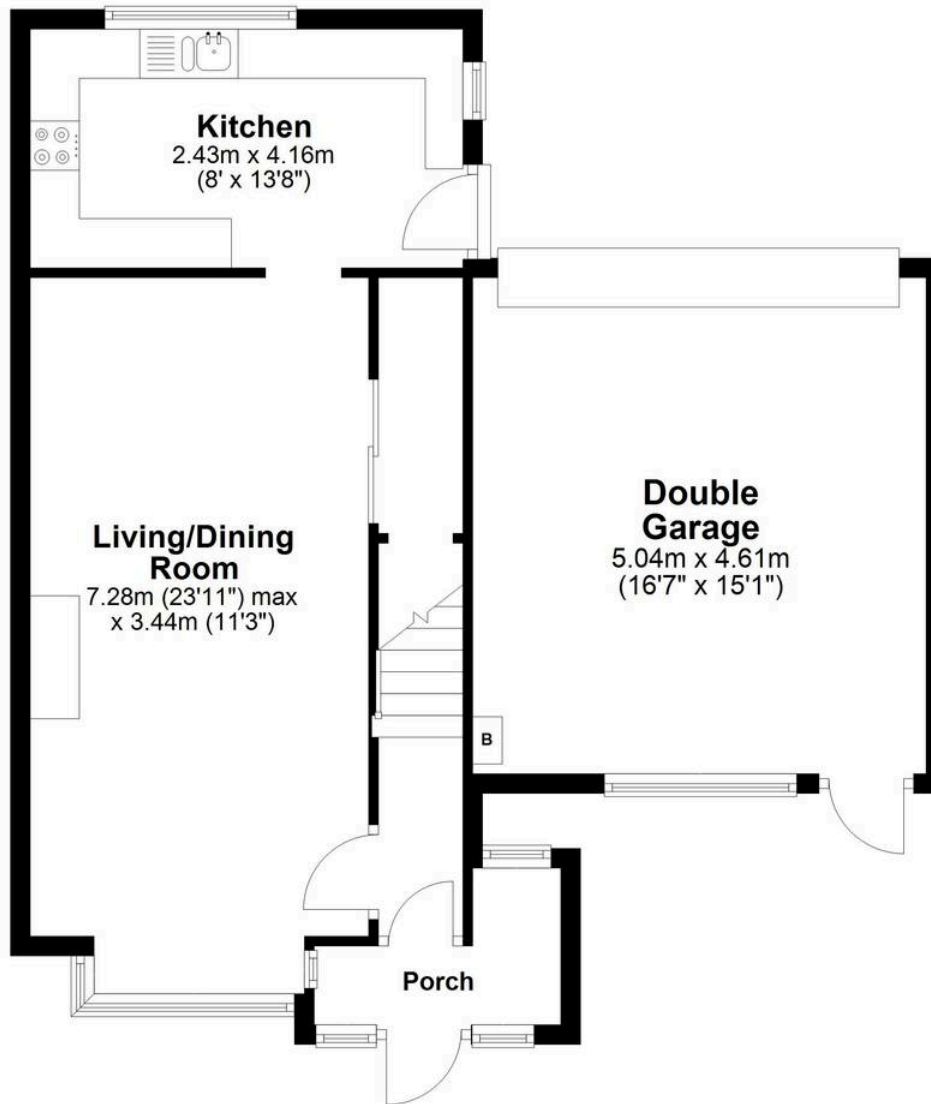
Externally, the property offers a low-maintenance front garden with access to the converted garage, currently used as a home gym. To the rear is an attractive astro-turfed garden, along with off-road parking for two vehicles.

Stapleford Road is situated just off Putteridge Road in the highly sought-after Putteridge area of Luton. The location is ideal, offering excellent access to Luton Airport (approximately a 10-minute drive) and the town centre. Local shops and amenities are within walking distance, and the area is well served by popular schools including Putteridge Primary and Secondary Schools.



Ground Floor

Approx. 68.0 sq. metres (731.7 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 109.0 sq. metres (1172.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO