



NOVA
ESTATE AGENTS



195 Old Bedford Road, Luton, LU2 7EH

Occupying an impressive elevated plot of approximately 0.22 acres on one of Luton's most desirable roads, this exceptional four bedroom detached family residence offers a rare combination of space, privacy and future potential. The property presents a unique opportunity for a growing family to secure a substantial home in a prime location.

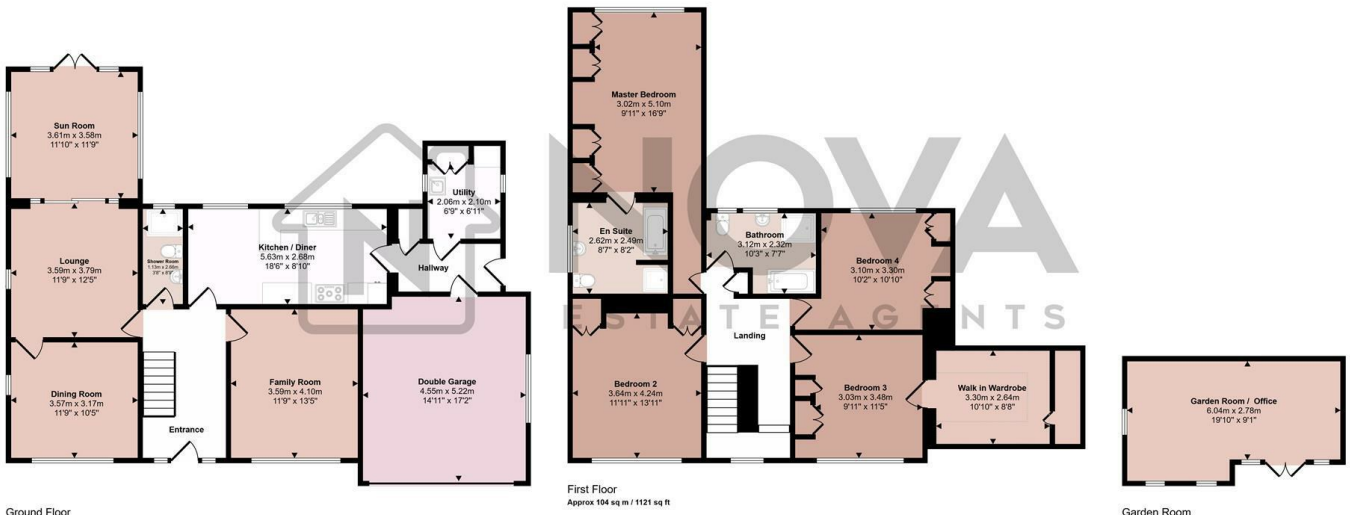
Approached via a sweeping carriage driveway, the home immediately creates a strong first impression. Inside, a welcoming entrance hall with galleried landing sets the tone for the generous accommodation throughout.

The ground floor provides a flexible layout perfectly suited to modern family living. The main living room is a bright dual aspect space centred around a feature fireplace, while an adjoining sun room enjoys views across the garden and benefits from windows on three sides along with French doors opening outside. A further reception room offers versatility as a formal dining room,

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Situated on The Popular Old Bedford Road
- Spacious Family Home
- 4 Doubled Bedrooms
- Carriage Driveway with Double Garage
- En-suite to Master Bedroom
- Outhouse / Home Office
- 4 Reception Rooms
- Chain Free!

£975,000

Approx Gross Internal Area
244 sq m / 2622 sq ft



⬇ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		