



11 Balcombe Close

, Luton, LU2 8HT

Offers in excess of £505,000



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, Luton, LU2 8HT

A RARE opportunity to purchase this immaculately presented, extended 4 bedroom detached family home in the much sort after area of Putteridge, within walking distance to the newly built high school.

Features include - refitted bathroom with rainfall shower, refitted kitchen boasting stone worktops and bamboo island, added conservatory and completely redecorated throughout to a high standard.

Owned since 1997 this wonderful home holds lots of family memories, and is ready for its new owners to create many more.

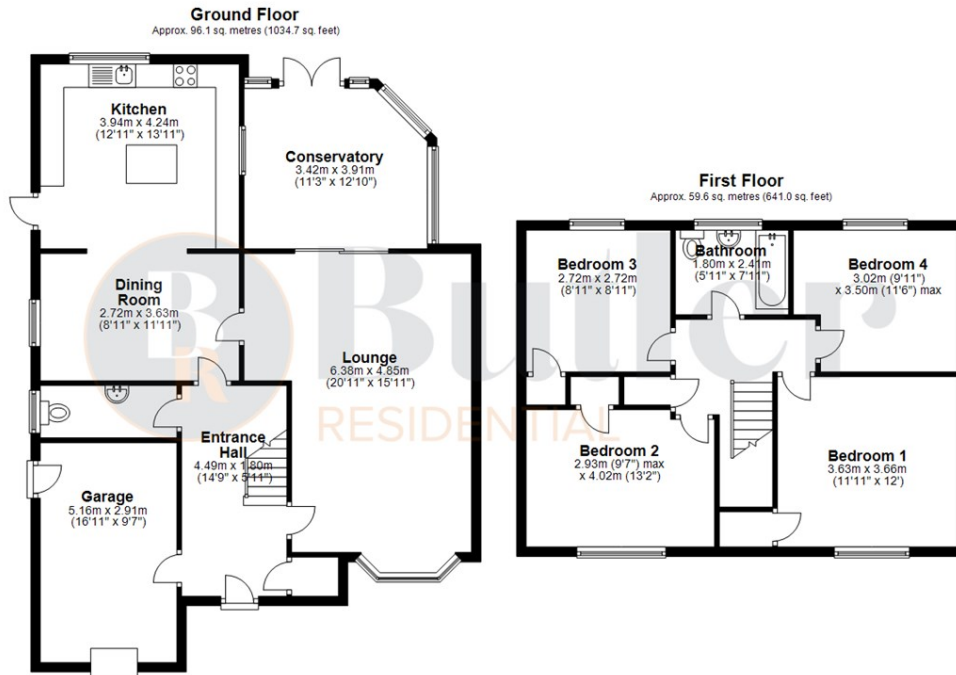
**Welcome to Balcombe Close**

**What's In The Area?**





## Floor Plan



Total area: approx. 155.7 sq. metres (1675.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here the measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for error omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using Revit.

## Viewing

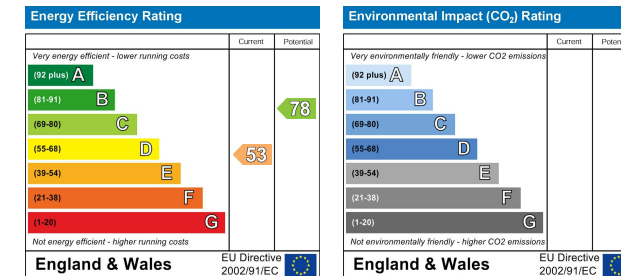
Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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