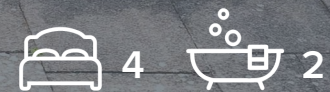




11 Balcombe Close

, Luton, LU2 8HT

£525,000



## 11 Balcombe Close

, Luton, LU2 8HT

Located in the Putteridge area, is this detached four bedroom home with a garage and off road parking.

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

Step inside a bright and welcoming entrance hallway with handy built in storage for shoes, coats and bags. Venture through to your right and enter the large lounge, featuring a bow window creating plenty of natural light. There is an electric fire with a marble surround, ideal for snuggling up in front of on colder evenings. To the rear are sliding doors leading out to the conservatory, which has French doors leading out to the garden, and is currently being used as an additional seating area.

Off the lounge is the dining room which leads on to a spacious kitchen. Modern touches include stone worktops, a built in water softener, gas hob, plus AEG ovens. The island is a great addition for less formal dining and has been finished with a bamboo worktop and inset plugs. Back in the entrance hall is under stair storage, access to the garage, and a W/C.

Upstairs are four good sized bedrooms. Bedrooms one, two and three all benefit from additional built in storage. The bathroom is timeless and has a vanity unit sink and cupboard, for keeping cosmetic and cleaning products stored away.

Outside is a neat and low maintenance





garden, with a patio area, space for a Summer house, shed, and an additional decked area for garden furniture.

Access to the front is down the side of the property taking you to the block paved driveway, with shingle borders and mature shrubs. The garage has an up and over door, with power and lighting and could be converted into an additional reception room (subject to planning).

The property is in a great location with Putteridge primary school and Putteridge High school just a short walk away. For those looking to commute, Luton mainline station is an eleven minute drive, and the M1 and A6 are quick and easy to access.



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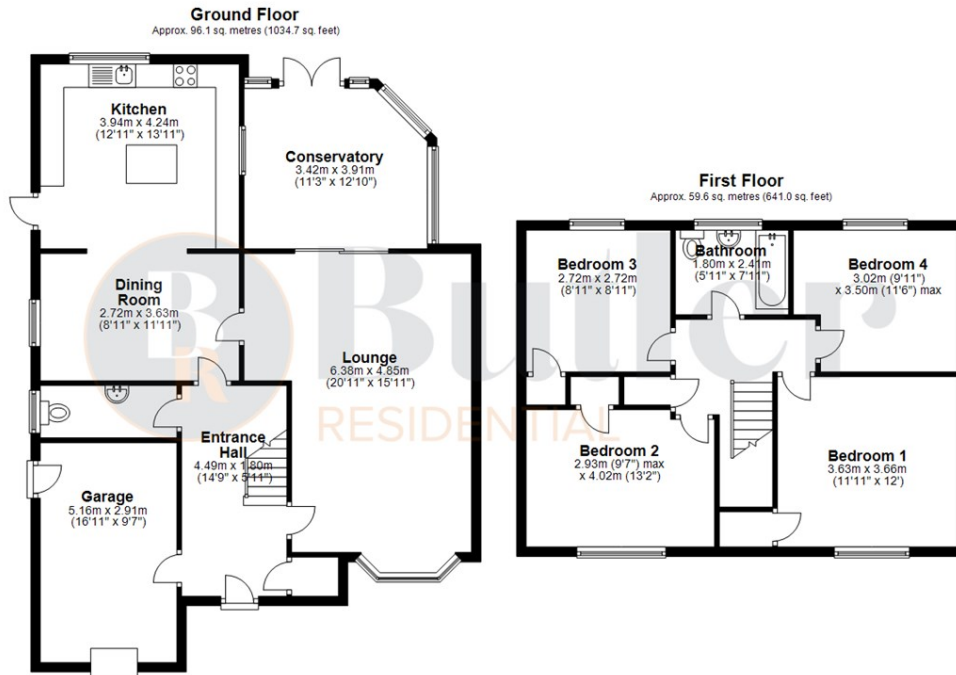
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## Floor Plan



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.

**Address:** Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP

**Tel:** 01438 584400

**Email:** hello@butlerresidential.co.uk

## Area Map



## Energy Efficiency Graph

