



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Rent - £1,600 per month

Warden Hill Road, Luton, Bedfordshire, LU2 7AE



## KEY FEATURES:

- IMMACULATE THREE BEDROOM SEMI DETACHED • AVAILABLE TO RENT FROM MIDDLE OF MAY •
- DECORATED TO A CONTEMPORARY THEME • EXTENDED TO THE REAR • FITTED KITCHEN & BATHROOM •
- EXCELLENT LOCATION IN NORTH LUTON • DOUBLE GLAZED WINDOWS & DOORS • GAS CENTRAL HEATING

## Description

MANTONS LETTINGS are pleased to offer for rent this immaculate three bedroom extended semi detached family home located in the popular area of Warden Hills, available to move into from the middle of May.

Decorated to a contemporary theme throughout with neutral floor coverings, modern kitchen & a fully tiled bathroom suite. Extended to the rear providing an additional sitting area with sliding patio doors opening to the rear garden and breakfast/utility area leading from the kitchen.

In brief the property comprises; Entrance hall with stairs rising to the first floor, lounge area with bay window, dining area which leads through to the sitting area, fitted kitchen & bathroom and three well proportioned bedrooms.

Further benefits include; Gas central heating serviced via a replacement boiler, double glazed windows & doors, private rear garden with paved patio area & side access.

For further information or to arrange a viewing contacts Mantons Lettings.

EPC Rating D

Council Tax Band C

Available to rent from the middle of May

Deposit £1845.00 (5 weeks rent)

Holding deposit £369.00 (1 weeks rent)

Unfurnished

Client Money Protect Scheme (CMP) member number CMP005252

The Property Ombudsman (TPO) member number D12281

Warden Hill Road is located in Warden Hills, a highly sought after area located on the northern outskirts of Luton, ideal for enjoying the open countryside & hills. Local amenities include; Sainsbury's supermarket, South Beds Golf Club, doctors, dentist, public house and local bus routes. Warden Hill Primary & Icknield High are the school catchments with Cardinal Newman High school on the door step.

