



MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £375,000

Clifford Crescent, Luton, Bedfordshire, LU4 9HR



KEY FEATURES:

- IMMACULATE SEMI DETACHED FAMILY HOME • THREE WELL PROPORTIONED BEDROOMS • AMPLE POTENTIAL TO EXTEND (STP) • DECORATED TO A CONTEMPORARY THEME • WALKING DISTANCE TO LEAGRAVE STATION • SOLAR PANELS & CAVITY WALL INSULATION • PARTIALLY CONVERTED GARAGE TO OFFICE • REPLACEMENT CENTRAL HEATING SYSTEM

Description

MANTONS ESTATE AGENTS are delighted to present this immaculate three bedroom semi detached family home, situated on the outskirts of Leagrave. This beautifully presented property features a modern interior, enhanced by stylish floor coverings & energy efficient upgrades, including a newly installed central heating system (2022), solar panels & cavity wall insulation, ensuring both comfort & cost savings.

The ground floor boasts a welcoming entrance hall with stairs leading to the first floor, a contemporary bathroom & a spacious 22ft lounge/diner with a charming feature fireplace. The open-plan design flows seamlessly into a fitted kitchen equipped with ample storage, integrated dishwasher & sliding patio doors that lead to the well maintained rear garden.

Upstairs, you'll find three generously sized bedrooms, along with access to a boarded loft via a ladder from the landing.

Additional highlights of this property include double glazed windows & doors, gas central heating, West facing rear garden with a decking area & inset lighting, and a garden shed. The garage has been partially converted into a home office, with high speed internet access, underfloor heating & built-in wall speakers, the remaining space is utilised for storage. The paved driveway offers ample off-road parking.

For further details or to arrange a viewing, please contact Mantons Estate Agents today.

Located on the outskirts of Leagrave, Clifford Crescent offers the perfect blend of convenience and community in a sought-after residential area. Ideal for commuters, Leagrave Thameslink train station is just a short 0.5-mile walk away, while Marsh Road is nearby, offering a wide selection of shops & dining options. Key local amenities include Luton & Dunstable Hospital (1.3 miles) & quick access to the M1 at junctions 11 & 11a, both within 1.5 miles. Families will appreciate the proximity to Leagrave Primary School & Lealands High School, both within the catchment area. A prime location for both work & leisure.

Additional Information

EPC Rating D. Council Tax Band C. 895 sqft (Approx.)

