



# MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - £620,000

Egdon Drive, Luton, Bedfordshire, LU2 7AZ



## KEY FEATURES:

- RARELY AVAILABLE IN THIS LOCATION • SUBSTANTIAL DETACHED FAMILY HOME • FOUR GENEROUS SIZE BEDROOMS • BOASTING 1578 SQFT OF LIVING SPACE • EXTENDED, POTENTIAL TO EXTEND FURTHER
- SECLUDED SOUTH FACING REAR GARDEN • 24FT FAMILY ROOM & 15FT LIVING ROOM • FAMILY BATHROOM & CLOAKROOM

## Description

MANTONS ESTATE AGENTS are thrilled to present this exceptional four bedroom extended detached family home for sale. With over 1,570 sq. ft. of thoughtfully extended living space, this property is perfectly designed to meet the needs of a large or growing family.

The South facing rear garden spans approximately 100ft, offering complete privacy, a tranquil oasis to enjoy year round. The home boasts a spacious 24ft family room with double doors leading to the patio, along with four generously sized double bedrooms. This remarkable property is packed with features that must be seen to be fully appreciated.

On the ground floor, you'll find a welcoming entrance hall with stairs rising to the first floor, a cloakroom, 15ft living room, a well equipped kitchen/breakfast room with a breakfast bar & the impressive 24ft family room that opens onto the stunning rear garden. Upstairs, the first floor offers four spacious double bedrooms, with the master bedroom featuring fitted wardrobes, along with a stylish four piece family bathroom suite.

Additional benefits include double glazed windows & doors, a paved driveway providing ample off road parking, an oversized single garage, intruder alarm system, cavity wall insulation, replacement internal doors, gas central heating & access to the loft via a ladder. The rear garden is beautifully landscaped, mostly laid to lawn, with a garden pond & shed adding character to the space.

This home truly combines space, comfort & charm. An internal viewing is highly recommended to fully appreciate all it has to offer. Contact Mantons Estate Agents today to arrange a viewing.

Nestled along a prestigious road in the sought-after Old Bedford Road area, this exceptional property occupies a generous plot & boasts a Southerly facing rear garden, perfect for enjoying natural light throughout the day.

The location offers unparalleled convenience, with the stunning rolling countryside of Warden Hills & the renowned South Beds Golf Course just a short distance away. Local amenities, including a Co-op supermarket, chemist, public house & doctors surgery, are all within walking distance. For commuters, Junction 10 of the M1 motorway, Luton ThamesLink train station & London Luton Airport are easily accessible, ensuring excellent transport links.

The property falls within the highly regarded school catchments of Bushmead Primary & Icknield High, with other excellent educational institutions such as Cardinal Newman Catholic School, Luton Sixth Form College & Barnfield College nearby.

