

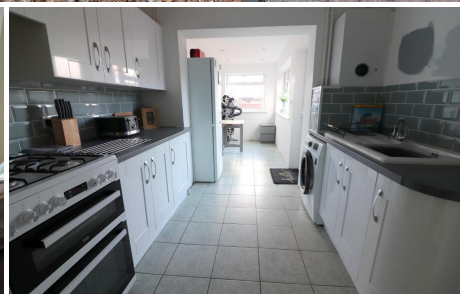


# MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - £295,000

West Way, Luton, Bedfordshire, LU2 8DZ



## KEY FEATURES:

- IMMACULATE SEMI DETACHED FAMILY HOME • TWO DOUBLE BEDROOMS • DECORATED TO A CONTEMPORARY THEME • EXTENDED TO THE REAR • EASY ACCESS TO JUNCTION 10 OF M1 • EASY ACCESS TO THAMESLINK TRAIN STATION • FITTED KITCHEN/DINER & SHOWER ROOM • GRAVELED DRIVEWAY

## Description

MANTONS ESTATE AGENTS are delighted to bring to market this immaculate two bedroom extended semi detached home, located in the sought-after area of 'Putteridge'. Offered in excellent condition throughout, this property has been significantly improved & upgraded.

Decorated in a contemporary style with modern floor coverings, smooth ceilings, stylish fitted shower room & modern fitted kitchen/diner among its many highlights.

The accommodation in brief comprises: an inviting entrance hall with stairs leading to the first floor, spacious 14ft living room, a well appointed kitchen/diner with ample storage units & counter space, two generous sized bedrooms & a fitted ground floor shower room.

Additional benefits include double glazed windows & doors, graveled driveway at the front of the property, gas central heating serviced by a replacement combination boiler (installed 2 years ago) & a generous sized rear garden with block paved patio, lawn area and gated side & rear access.

For more information or to arrange a viewing, please contact Mantons Estate Agents today.

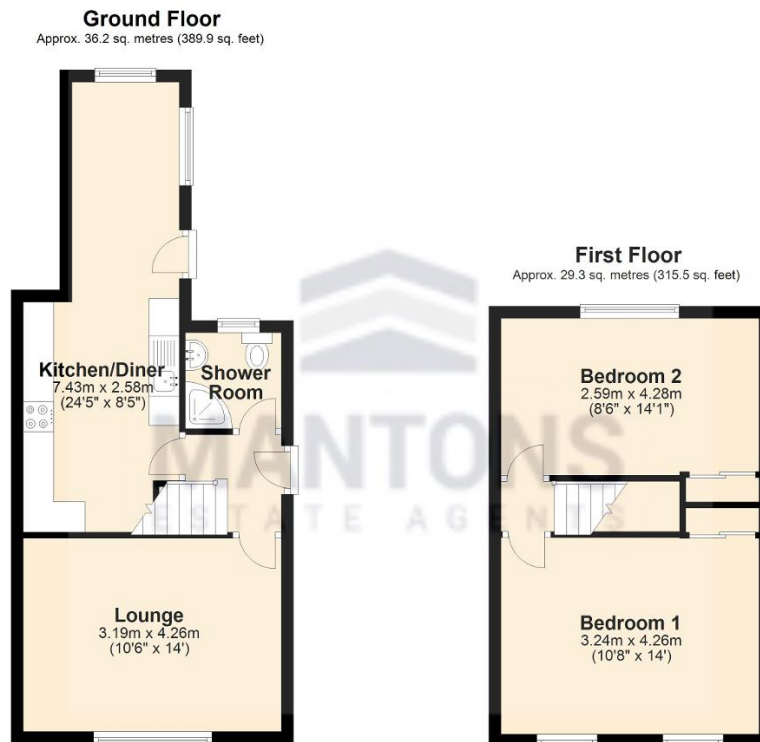
Introducing West Way, a desirable residence nestled in the sought-after Putteridge area. This charming property enjoys a prime location, just a stroll away from Stopsley village, where residents have easy access to a range of local amenities. From shops & medical facilities to coffee shops, everything you need is within reach.

For those seeking an active lifestyle, the nearby Inspire leisure centre provides recreational opportunities, ensuring a healthy & enjoyable living experience. The property's location also offers excellent connectivity, with Junction 10 of the M1 motorway, London Luton Airport & Parkway ThamesLink train station all a short distance away, making commuting & travel hassle free.

Families will appreciate the convenience of having Putteridge Primary & High schools as the designated catchments, providing quality education options for children. In summary, West way presents an ideal blend of comfort & convenience, making it a perfect home for those looking to enjoy a well-connected lifestyle in a vibrant community.

## Additional Information

EPC Rating D. Council Tax Band B. 705 sqft (Approx.)



Total area: approx. 65.5 sq. metres (705.4 sq. feet)