



# MANTONS

ESTATE AGENTS

3 Bedroom End Terraced for Sale - £350,000

Midhurst Gardens, Luton, Bedfordshire, LU3 1UG



## KEY FEATURES:

- WELL APPOINTED END OF TERRACE HOME • THREE WELL PROPORTIONED BEDROOMS • NO UPPER CHAIN COMPLICATIONS • EXTENDED TO THE REAR • AMPLE POTENTIAL TO EXTEND FURTHER (STP) • GROUND FLOOR SHOWER ROOM • FIRST FLOOR BATHROOM • GAS CENTRAL HEATING VIA A COMBI BOILER

## Description

MANTONS ESTATE AGENTS are pleased to present this well appointed three bedroom extended end of terrace home, nestled in a quiet cul-de-sac with no upper chain complications.

Situated on a spacious plot, the home offers excellent potential for further expansion (stp). Additional features include a single story rear extension which provides a 14ft kitchen/diner, the original kitchen is a now a stylish shower room & utility room.

The ground floor begins with a welcoming entrance hall leading into a generous 23ft living room. Utility room, shower room & a well equipped kitchen/diner.

Upstairs, the property offers three well proportioned bedrooms & a bathroom suite, bedroom two includes a built-in cupboard.

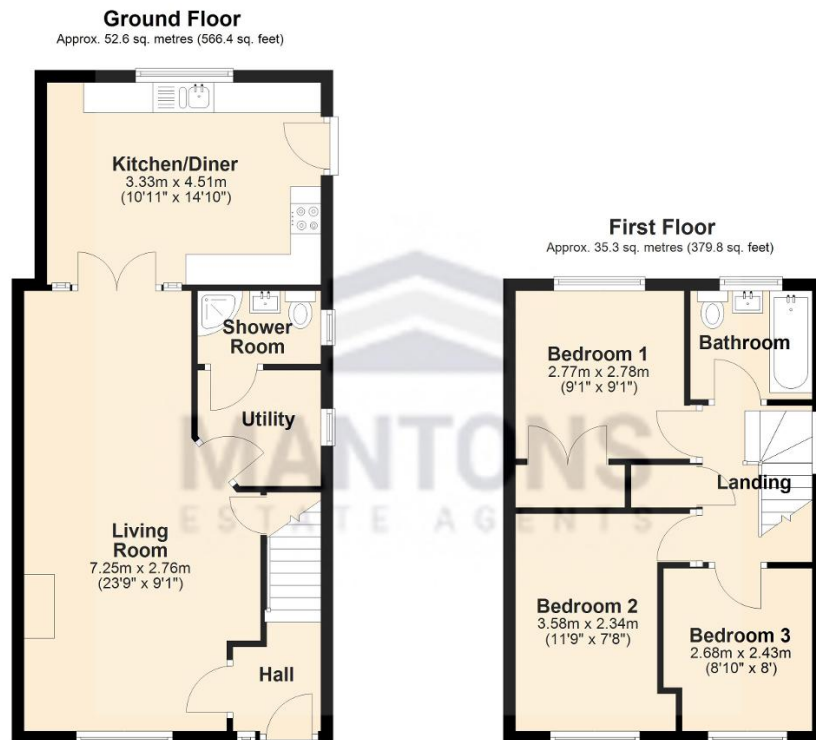
Outside, the secluded rear garden includes a paved patio area & lawn, the side driveway provides ample off road parking, whilst a garage is conveniently located in a near-by block. Double glazed windows & doors, gas central heating serviced via a combination boiler (serviced annually) & a replacement fuse board.

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

Midhurst Gardens is a hidden gem, a small cul-de-sac tucked away off the popular New Bedford Road area. This property sits on a generously sized plot with potential for extension (subject to planning). Conveniently located, it's within walking distance of local amenities, including a Co-Op supermarket, bus stops & doctors. Excellent transport links are just a short drive away, with Junction 10 of the M1, Luton Thameslink train station & London Luton Airport all easily accessible. The property falls within the catchment areas for William Austin Primary & Icknield High School.

## Additional Information

EPC Rating TBC. Council Tax Band C. 946 sqft (Approx.)



Total area: approx. 87.9 sq. metres (946.3 sq. feet)