



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £425,000

Walcot Avenue, Luton, Bedfordshire, LU2 0PW



## KEY FEATURES:

- IMMACULATE SEMI DETACHED FAMILY HOME • EXTENDED TO THE REAR • AMPLE POTENTIAL TO EXTEND FURTHER (STP) • 'HUB OF THE HOME' 16FT KITCHEN/DINER • THREE GENEROUS SIZE BEDROOMS • SECLUDED EAST FACING REAR GARDEN • EASY ACCESS TO M1 JUN 10 & AIRPORT • WALKING DISTANCE TO AN ARRAY OF SHOPS

## Description

MANTONS ESTATE AGENTS are delighted to present this impressive three bedroom, extended semi-detached family home, conveniently located within easy reach of M1 Junction 10 & Thameslink train station.

This charming 1930s property has been thoughtfully extended to the rear, creating a spacious 16ft kitchen/diner, truly the heart of the home with patio doors leading to the rear garden. A separate reception room, currently used as a playroom, adds versatility, and there is excellent potential to extend further over the garage (STP). Boasting approximately 1,699 sq. ft. of living space, this character-filled home is ideal for a growing family.

Upon entering, you are welcomed by a bright entrance lobby & hallway, with stairs leading to the first floor. The ground floor features a cloakroom, a lounge area with a bay window that seamlessly flows into the dining area & patio doors opening into the playroom. The stylish 16ft fitted kitchen/diner offers ample storage, complemented by a separate utility room.

Upstairs, there are three generously sized bedrooms, all with built-in storage & a refitted family bathroom suite. Additional benefits include gas central heating serviced via a recently replaced boiler, double-glazed windows & doors, a double garage with a block-paved driveway & a secluded east-facing rear garden with a raised decking area.

Viewings are highly recommended to fully appreciate the size & condition of this stunning home. Contact Mantons today to arrange an appointment!

Walcot Avenue, a prime residential area that seamlessly blends convenience & accessibility. Commute effortlessly, within walking distance of Luton ThamesLink train station & easy access to London Luton Airport, Luton town centre & the M1 motorway via Junction 10.

For your daily needs, Round Green & Stopsley village are just a short stroll away with a diverse array of local shops & food outlets. Additionally, the convenience of 'Asda' supermarket, a short drive from your doorstep. Families will appreciate the proximity of Ramridge Primary School & Putteridge High School, both within easy walking distance.

## Additional Information

EPC Rating - D. Council Tax Band - C. 1699 Sq.ft, including garage (Approx).

