



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £342,500

Strathmore Avenue, Luton, Bedfordshire, LU1 3QP



## KEY FEATURES:

- EXCEPTIONAL SEMI DETACHED FAMILY HOME • THREE WELL PROPORTIONED BEDROOMS •
- REFURBISHED & RECONFIGURED • DECORATED TO A CONTEMPORARY THEME • GAS CENTRAL HEATING VIA A COMBI BOILER • WALKING DISTANCE TO LUTON TRAIN STATION • EASY ACCESS TO M1 JUN 10 & AIRPORT • SECLUDED SOUTH FACING REAR GARDEN

## Description

MANTONS ESTATE AGENTS are delighted to present this impressive three bedroom semi detached home, ideally located within easy reach of Luton town centre & the train station.

The property has been thoughtfully reconfigured & fully refurbished, offering a modern open-plan layout on the ground floor that creates a sociable yet well-defined living environment. Finished to a high standard, the home features smooth ceilings, contemporary décor & stylish flooring throughout. The kitchen has been tastefully refitted with a sleek central island & patio doors that open directly onto the rear garden, making it perfect for both everyday living & entertaining.

The ground floor comprises a welcoming entrance hall with stairs to the first floor, a spacious living room with a feature fireplace & a beautifully appointed kitchen & dining area. Upstairs, there are three generously sized bedrooms & a modern bathroom suite.

Externally, the property benefits from a low-maintenance resin driveway providing off-road parking. The private, South facing rear garden is set over three levels: a paved patio on the top tier, artificial lawn on the second & a traditional lawn on the lower level, bordered by mature shrubs. Additional features include gas central heating via a combination boiler & replacement double glazed windows & doors.

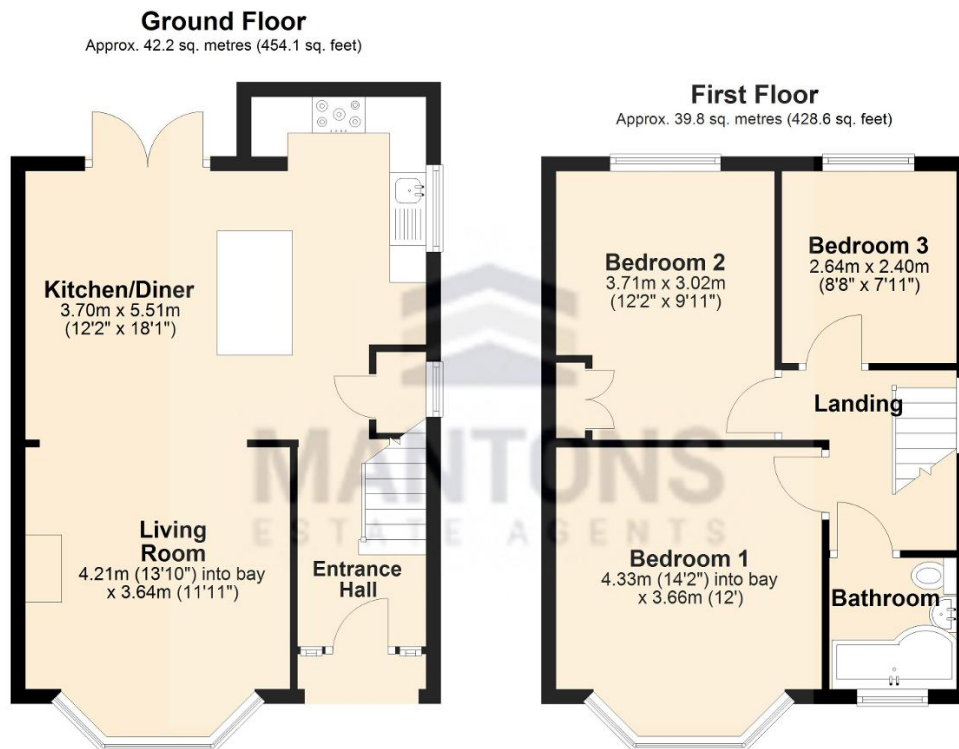
An internal viewing is highly recommended to fully appreciate the quality & attention to detail this stunning home offers. Contact Mantons Estate Agents today to arrange yours.

Strathmore Avenue enjoys a prime location that's ideal for commuters, situated just a mile from Luton ThamesLink train station. From there, it's only a 22-minute journey to St Pancras in central London. Luton town centre is within a relaxed 15-minute walk, offering a vibrant shopping mall, a multiplex cinema & a wide selection of restaurants & eateries.

The area is exceptionally well connected, with the M1 (Junction 10) just minutes away by car & London Luton Airport less than a 10-minute drive. For shoppers, Luton Retail Park is also nearby, home to popular stores like Next, Superdrug, Starbucks & more.

## Additional Information

EPC Rating C. Council Tax Band C. 882 Sq.ft (Approx.)



Total area: approx. 82.0 sq. metres (882.7 sq. feet)