



# MANTONS

ESTATE AGENTS

## 4 Bedroom Semi-Detached for Sale - Offers in Region of £400,000

Beanley Close, Luton, Bedfordshire, LU2 9UL



### KEY FEATURES:

- EXCEPTIONAL SEMI DETACHED FAMILY HOME • EXTENDED TO PROVIDE OVER 1300 SQ.FT • REFITTED KITCHEN • MODERN BATHROOM & CLOAKROOM • STYLISH EN SUITE TO MASTER BEDROOM • BLOCK PAVED DRIVEWAY • DECORATED TO A CONTEMPORARY THEME • EASY ACCESS TO M1 JUNCTION 10 & AIRPORT

## Description

MANTONS ESTATE AGENTS are delighted to present this impressive four bedroom, extended semi detached family home. The property has been thoughtfully extended over two storeys to the rear & above the garage, offering a generous 1,323 sq.ft of living space, designed to meet the demands of modern family living.

The extension introduces a spacious additional bedroom with an en-suite shower room, a convenient utility room & a versatile office. The interior is beautifully decorated in a contemporary style, featuring stylish fixtures & fittings, neutral flooring & a light, airy atmosphere throughout.

The accommodation briefly comprises: an entrance hall, cloakroom, kitchen with Quartz worktops & integrated appliances, 17ft living room leading through to the conservatory which overlooks the rear garden. A utility room & an office complete the ground floor. On the first floor, you'll find a modern family bathroom suite & four bedrooms, including a master with its own en-suite shower room.

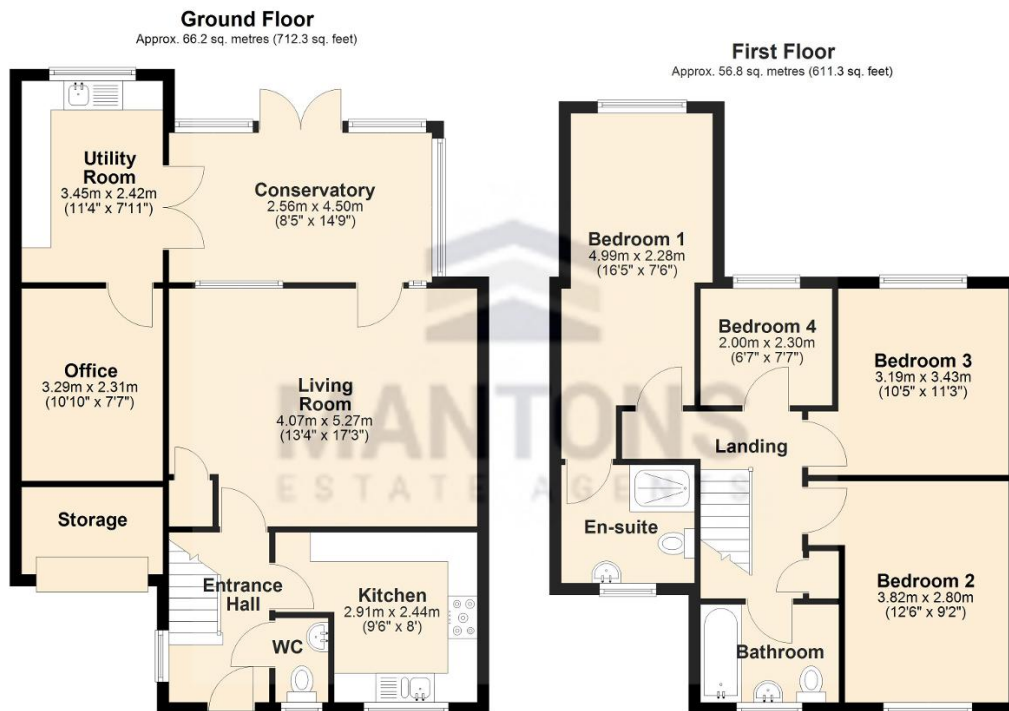
Additional benefits include gas central heating (boiler housed in the utility room), double glazed windows & doors, easy access to the loft via a ladder, a block paved driveway providing parking for two vehicles leading to the remainder of the garage which provides extra storage. The enclosed North-West facing rear garden features both a decking & patio area, perfect for outdoor entertaining.

An internal viewing is strongly recommended to fully appreciate the exceptional qualities this property has to offer.

Wigmore is an esteemed housing development, constructed in the late 1980s, nestled alongside the picturesque Hertfordshire countryside, proving to be as popular today as when first built. Residents enjoy convenient access to a plethora of local amenities, including an Asda supermarket, medical facilities, public house, food outlets & well connected bus routes. Moreover, its strategic location places Junction 10 of the M1, London Luton Airport & Parkway Thameslink train station in close proximity. Families are particularly drawn to the area for its reputable educational institutions, with Wigmore Primary & Queen Elizabeth High School serving as the catchments for eager learners.

## Additional Information

EPC Rating C. Council Tax Band D. 1323 Sq.ft (Approx).



Total area: approx. 123.0 sq. metres (1323.6 sq. feet)