



MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £315,000

High Beech Road, Luton, Bedfordshire, LU3 3DD



KEY FEATURES:

- IMMACULATE THREE BEDROOM SEMI DETACHED • NO UPPER CHAIN COMPLICATIONS • DECORATED TO A CONTEMPORARY THEME • GAS CENTRAL HEATING VIA A COMBI BOILER • WALKING DISTANCE TO LEAGRAVE STATION • GARAGE & BLOCK PAVED DRIVEWAY • RECENTLY INSTALLED CONSERVATORY (2020) • REFITTED KITCHEN/DINER & UTILITY ROOM

Description

MANTONS ESTATE AGENTS proudly presents an exceptional opportunity to acquire a meticulously maintained three-bedroom semi-detached home on the renowned 'Sundon Park' development, now available for sale with no upper chain complications.

This residence boasts a modern & stylish interior, adorned with contemporary decor throughout. The property's appeal is further enhanced by recent enhancements, including a conservatory installed in 2020, a newly fitted kitchen/diner, & a replacement combination boiler. To truly grasp the full scope of its features, an internal viewing is highly recommended.

The ground floor encompasses an inviting entrance porch, a well-appointed living room featuring French doors that open onto the tastefully refitted kitchen/diner equipped with underfloor heating. A convenient utility room & a newly added conservatory with bi-fold doors, seamlessly connected to the kitchen, complete this level. Ascending to the first floor, you will find a modern shower room & three well-proportioned bedrooms.

Additional advantages of this property include a garage complemented by a block-paved driveway, double-glazed windows & doors, a replacement fuse board installed in 2010, & an east-facing rear garden predominantly laid with block paving for low-maintenance living.

For those eager to explore this enticing residence, please do not hesitate to contact Mantons Estate Agents to schedule a viewing or obtain further information. This is an opportunity to embrace a lifestyle of contemporary comfort and refined living in the Sundon Park community.

Nestled in the heart of the sought-after Sundon Park neighborhood in the northern part of Luton, High Beech Road offers an idyllic residential setting with a wealth of conveniences at your doorstep. This vibrant community presents a lifestyle of ease and accessibility, with a range of amenities enhancing daily living.

Discover the charm of High Beech Road, where a short stroll leads you to the bustling main high street. Here, a myriad of local amenities awaits, including doctors' offices, popular food outlets like Greggs & Subway, convenient stores for daily essentials, and major supermarkets such as Aldi & Tesco's express. A nearby pharmacy adds to the convenience, ensuring that residents have easy access to essential services.

For commuters and those seeking easy travel options, High Beech Road offers proximity to Leagrave ThamesLink train station, providing seamless access to railway transportation. Additionally, the convenience of M1 junctions 11 and 11A in the vicinity makes traveling by car a

