



MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - £310,000

Hornsby Close, Luton, Bedfordshire, LU2 9HP



KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • TWO GENEROUS SIZE BEDROOMS • EXTENDED TO THE REAR • AMPLE POTENTIAL TO EXTEND FURTHER (STP) • PRIVATE NORTH/EAST FACING REAR GARDEN • EASY ACCESS TO THAMESLINK TRAIN STATION • SPACIOUS KITCHEN/DINER • GAS CENTRAL HEATING VIA A COMBI BOILER

Description

MANTONS ESTATE AGENTS proudly presents this immaculate & spacious two-bedroom extended semi-detached home in the sought-after 'Vauxhall Park' area of Luton, offered with no upper chain complications.

The property features a single-storey extension at the rear, creating a welcoming dining area connected to the kitchen, and there is ample potential for further extension (subject to planning permission).

A standout feature is the secluded, approximately 90ft North/East facing rear garden, providing a tranquil outdoor space. The house is equipped with gas central heating serviced by a combination boiler (located in the loft, last serviced in October 2023). The generous frontage ensures ample off-road parking leading to a single garage.

This impressive property also boasts a 13ft living room, modern bathroom suite, a well-fitted kitchen with ample counter space, & dining area with patio doors opening to the rear garden. The two generous-sized bedrooms offer comfortable living spaces.

Additional advantages include double glazed windows & doors, block-paved driveway leading to the garage with an electric roll-over door, front & rear gardens with patio area & summer house, & a landing with loft access via a ladder.

To truly grasp the size & condition of this property, an internal viewing is highly recommended. For more information or to arrange a viewing, please contact Mantons Estate Agents.

Vauxhall Park stands as a coveted housing development that emerged in the 1960s, retaining its allure in the present day just as fervently as it did upon its initial construction. This specific property is situated on an expansive plot, offering ample space. Residents benefit from an array of local conveniences, such as an Asda supermarket, medical facilities, dentist, welcoming public house, & convenient local bus routes. Furthermore, the strategic location places Junction 10 of the M1, London Luton Airport, & Parkway ThamesLink train station all in close proximity. The esteemed school catchments include Wigmore Primary & Queen Elizabeth High, adding to the overall appeal of this well-positioned and desirable property.

Additional Information

EPC Rating D. Council Tax Band C. 752 sqft (Approx.)

