



# MANTONS

ESTATE AGENTS

**2 Bedroom Bungalow for Sale - £310,000**

Gayland Avenue, Luton, Bedfordshire, LU2 0RR



## KEY FEATURES:

- IMMACULATE DETACHED BUNGALOW • NO UPPER CHAIN COMPLICATIONS • TWO GENEROUS SIZE BEDROOMS • COMPLETELY REFURBISHED THROUGHOUT • GARAGE & DRIVEWAY • DECORATED TO A CONTEMPORARY THEME • NEWLY FITTED KITCHEN & BATHROOM • EASY ACCESS TO M1 JUNCTION 10 & AIRPORT

## Description

MANTONS ESTATE AGENTS proudly presents this exquisite two bedroom detached bungalow situated in the sought-after 'St Anne's' area of Luton, boasting a seamless sale process with no upper chain complications.

Recently renovated, this property showcases a recently installed kitchen & brand new bathroom suite, embodying modern elegance throughout. The spacious layout & stylish fixtures must be seen firsthand to be truly appreciated. Features such as the new central heating system, contemporary décor and freshly plastered walls contribute to its allure.

Comprising an inviting entrance hall, an expansive 18ft living room, a well-appointed kitchen with generous storage & countertop space, a luxurious four piece bathroom and two generously sized bedrooms, this home offers comfort & functionality in equal measure.

Additional advantages include a driveway leading to a single garage, a secluded rear garden boasting a paved patio & decking area perfect for outdoor relaxation, front garden and the convenience of double glazed windows & doors.

For further details or to schedule a viewing, please don't hesitate to reach out to Mantons Estate Agents.

Gayland Avenue is situated in the 'St Annes' neighborhood of Luton, conveniently close to a host of local amenities. London Luton Airport, junction 10 of the M1 motorway and ThamesLink train stations are all easily accessible. Just a short drive away is the 'Asda' supermarket, while 'Crawley Green' Infant School, 'Wenlock' Junior School and 'Queen Elizabeth' High School are all within walking distance.

## Additional Information

EPC Rating D. Council Tax Band C. 616 sqft (Approx.)

