

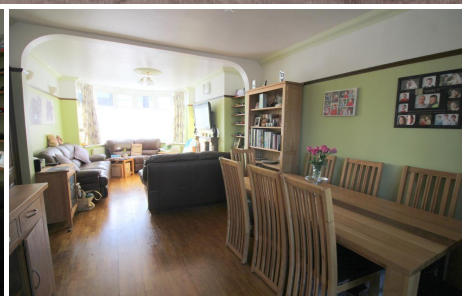


# MANTONS

ESTATE AGENTS

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

Exton Avenue, Luton, Bedfordshire, LU2 0LJ



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME
- THREE WELL PROPORTIONED BEDROOMS
- FITTED KITCHEN & BATHROOM
- WALKING DISTANCE TO LUTON TRAIN STATION
- EASY ACCESS TO M1 & LONDON LUTON AIRPORT
- PRIVATE REAR GARDEN
- LARGE GARAGE/OUTBUILDING TO REAR
- BLOCK PAVED DRIVEWAY

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well appointed three bedroom semi detached family home located within easy reach of Luton train station, M1 junction 10 and London Luton airport.

Ample potential to extend to the side, rear or loft (stp). Block paved driveway, large garage/outbuilding in the rear garden & a conservatory are just a few of the attributes this property has to offer.

In brief the property comprises; Entrance hall, lounge area with bay window opening through to dining area which leads into the conservatory, fitted kitchen & bathroom, three well proportioned bedrooms & a loft room.

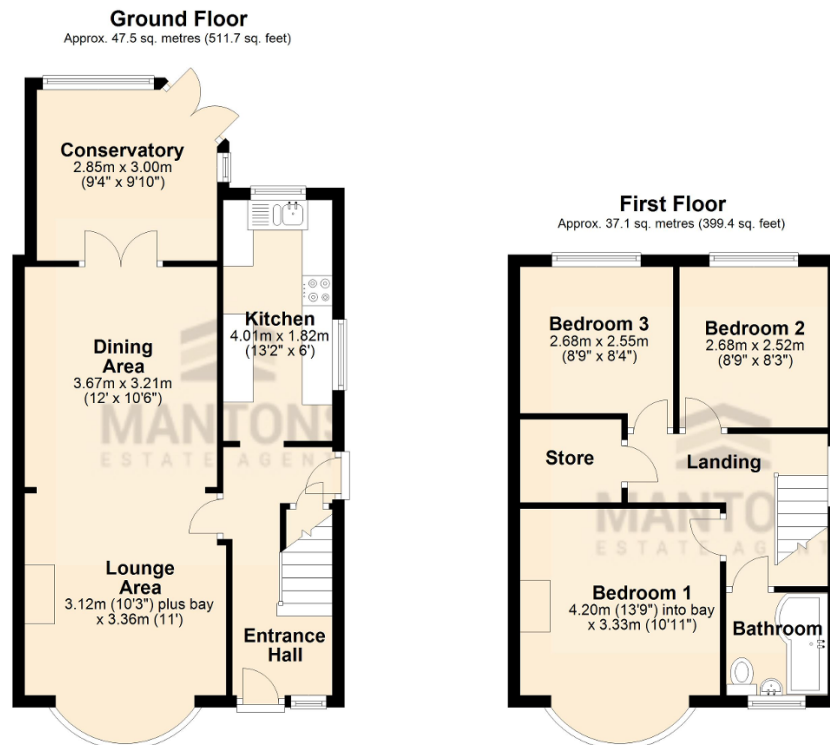
Further benefits include; Gas central heating, double glazed windows & doors, private rear garden with paved patio area and side access leading to a large garage/outbuilding with power & light.

For further information or to arrange a viewing contacts Mantons Estate Agents.

Exton Avenue is located within a short walk of 'Round Green' where you will find an array of convenience stores, food outlets, bus stops & public house. London Luton airport, junction 10 of the M1 motorway and Thames Link train stations are all within easy reach. 'Asda' supermarket is a short drive whilst the Primary school 'Ramridge' and High school 'Ashcroft' are both within walking distance.

## Additional Information

EPC Rating - D. Council Tax Band - C. 911 sqft (Approx).



Total area: approx. 84.6 sq. metres (911.1 sq. feet)