

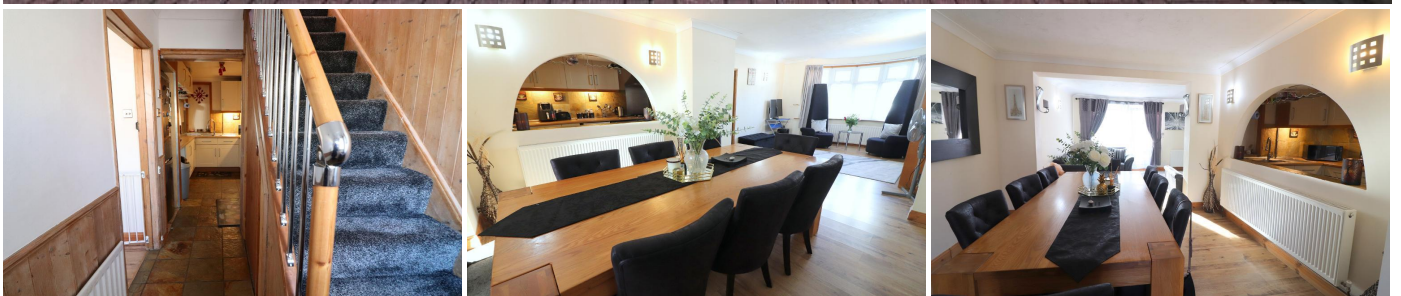


# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £360,000

Stanford Road, Luton, Bedfordshire, LU2 0QA



## KEY FEATURES:

- TRADITIONAL SEMI DETACHED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- EXTENDED TO THE REAR
- BLOCK PAVED DRIVEWAY
- GENEROUS SIZE & WELL KEPT REAR GARDEN
- EASY ACCESS TO M1 JUNCTION 10 & AIRPORT
- REFITTED BATHROOM SUITE
- GAS CENTRAL HEATING & DOUBLE GLAZED

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this extended well presented traditional three bedroom bay fronted semi detached family home located within this popular area of Round Green/Stopsley.

Within walking distance to Luton Thames Link train station, town centre & Round Green where a variety of local shops & food outlets can be found. Extended single storey to the rear providing a 16ft family room with sliding patio doors leading to the rear garden. Potential to extend further into the loft (stpp).

In brief the property comprises; Entrance hall with stairs rising to the first floor, fitted kitchen, bay fronted lounge/diner opening to the family room. On the first floor is a refitted bathroom suite, three generous size bedrooms & access to the loft via a loft ladder, part boarded with sky light window.

Further benefits include; Replacement double glazed windows & doors, gas central heating serviced via a combination boiler, block paved driveway for 2 vehicles & a generous size rear garden with paved patio area.

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

Stanford Road is located within walking distance of Luton Thames Link train station and town centre. Also within easy reach to London Luton airport and junction 10 of the M1 motorway. A variety of local shops & food outlets can be found in Round Green which is within a short walk. 'Asda' supermarket is a short drive whilst the Primary school 'Ramridge' and High school 'Queen Elizabeth' are both within walking distance.

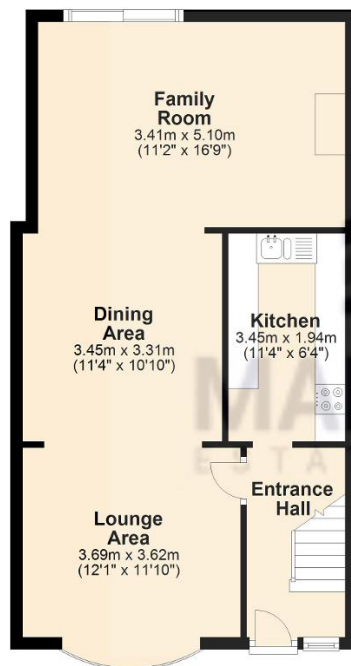
## Additional Information

EPC Rating D. Council Tax Band C. 962 sqft (Approx).



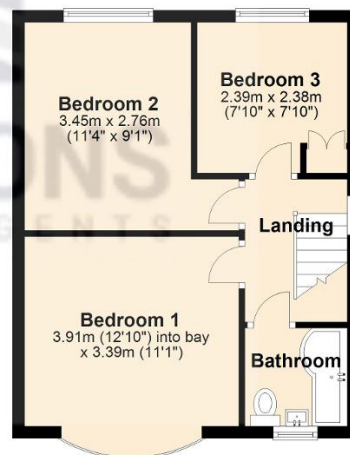
### Ground Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



### First Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



Total area: approx. 89.4 sq. metres (962.5 sq. feet)