



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £450,000

Cranleigh Gardens, Luton, Bedfordshire, LU3 1LT



## KEY FEATURES:

- EXCEPTIONAL SEMI DETACHED FAMILY HOME • VASTLY EXTENDED WITH OVER 1400 SQFT • THREE GENEROUS SIZE BEDROOMS • DECORATED TO A CONTEMPORARY THEME • CONVERTED LOFT & EXTENDED TO THE REAR • BLOCK PAVED DRIVEWAY & DOUBLE GARAGE • REFITTED KITCHEN/DINER • CLOAKROOM & FAMILY BATHROOM

## Description

MANTONS ESTATE AGENTS proudly presents this extensively improved & thoughtfully extended 1930's three-bedroom semi-detached family home, now available on the market.

The property showcases substantial enhancements, featuring a replacement combination boiler, smooth ceilings, & a contemporary décor scheme. The rear extension introduces a spacious 'L' shaped kitchen/diner, whilst the loft conversion provides an additional bedroom.

With an expansive living space exceeding 1400 sqft, there is potential for further alterations to the double garage in the rear garden. The property boasts a 14ft living room, a 12ft sitting room, cloakroom, & a first-floor bathroom, among other impressive attributes. An internal viewing is essential to fully grasp the scope and quality of this residence.

The property's layout includes an entrance hall with stairs rising to the first floor, cloakroom, living room with a bay window to the front, sitting room opening to the refitted kitchen/diner, illuminated by patio doors that flood the space with natural light. The first floor accommodates two well-proportioned bedrooms both with fitted wardrobes, study room (formerly bedroom three) with stairs rising to the second floor & a family bathroom suite. The second floor is occupied by a 16ft master bedroom & eaves storage.

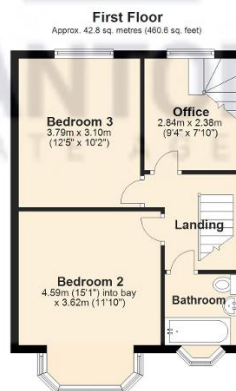
Additional advantages encompass double-glazed windows & doors, secluded rear garden with artificial lawn area enclosed by a pergola, mainly laid to lawn leading to a double garage which has the potential to be converted (stp), & a block-paved driveway.

For those seeking a truly remarkable home, contact Mantons Estate Agents to schedule a viewing.

Cranleigh Gardens is situated in the desirable 'New Bedford Road Area' of Luton, offering residents convenient access to a wealth of local amenities. Within close proximity, you'll find shops, schools, and parkland, making it an ideal location for families and individuals alike. Junction 10 of the M1 motorway, Luton ThamesLink train station, and London Luton Airport are all easily accessible, providing excellent transportation links for commuters & travelers. Families will appreciate the proximity to esteemed educational institutions, including William Austin Primary & Lcknield High schools, ensuring quality education within the school catchments.

## Additional Information

EPC Rating TBC. Council Tax Band C. 1430 sqft (Approx).



Total area: approx. 132.9 sq. metres (1430.4 sq. feet)