



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £387,000

Stanford Road, Luton, Bedfordshire, LU2 0PZ



## KEY FEATURES:

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- WALKING DISTANCE TO THAMESLINK STATION
- EASY ACCESS TO JUNCTION 10 OF M1
- LIVING ROOM & STUDY ROOM
- CLOAKROOM & FAMILY BATHROOM
- WELL TENDED REAR GARDEN
- GOOD DECORATIVE ORDER THROUGHOUT

## Description

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

Within walking distance to Luton ThamesLink 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 kitchen/dining/family room with patio doors leading to the rear garden & study room. Driveway for three vehicles with garage & potential to extend further into the loft subject to planning are just a few of the attributes this property has to offer.

In brief the property comprises; Entrance hall with stairs rising to the first floor, cloakroom, study, beautiful refitted kitchen/diner:family room, bay fronted living room with feature fireplace. On the first floor is a fitted bathroom suite, three generous size bedrooms & access to a part boarded loft via a loft ladder.

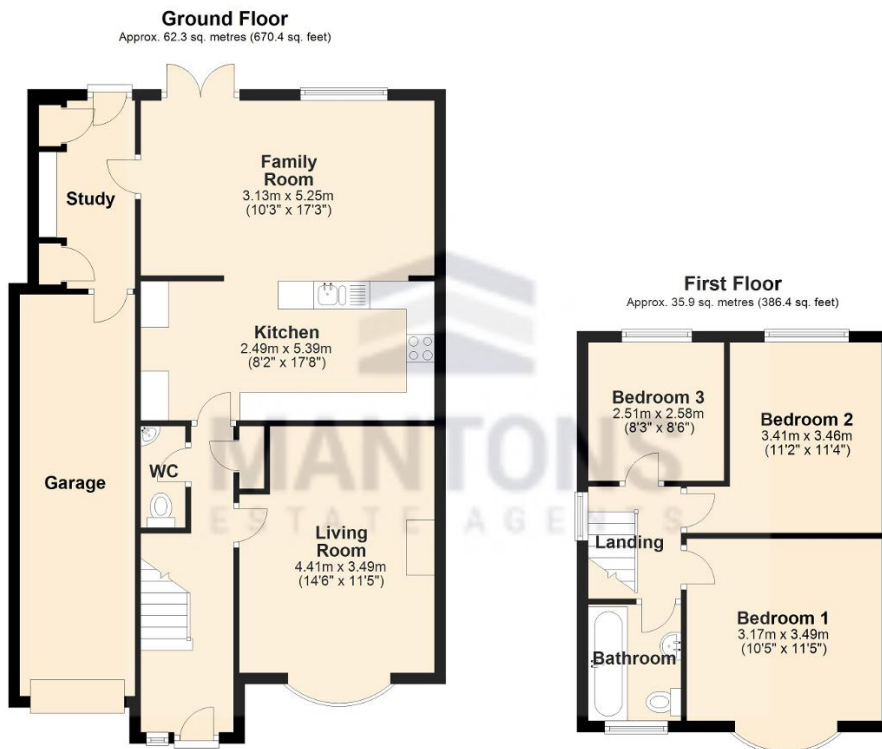
Further benefits include; double glazed windows & doors, gas central heating serviced via a newly installed Worcester boiler, rewired, block paved driveway for 3 vehicles & a generous size rear garden with large paved patio area.

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

Stanford Road is located within walking distance of Luton ThamesLink 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. 1056 sqft (Approx.)



Total area: approx. 98.2 sq. metres (1056.9 sq. feet)