



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £375,000

Clifford Crescent, Luton, Bedfordshire, LU4 9HR



## KEY FEATURES:

- IMMACULATE SEMI DETACHED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- AMPLE POTENTIAL TO EXTEND (STP)
- DECORATED TO A CONTEMPORARY THEME
- WALKING DISTANCE TO LEAGRAVE STATION
- SOLAR PANELS & CAVITY WALL INSULATION
- PARTIALLY CONVERTED GARAGE TO OFFICE
- REPLACEMENT CENTRAL HEATING SYSTEM

## Description

MANTONS ESTATE AGENTS are delighted to present this immaculate three bedroom semi detached family home, situated on the outskirts of Leagrave. This beautifully presented property features a modern interior, enhanced by stylish floor coverings & energy efficient upgrades, including a newly installed central heating system (2022), solar panels & cavity wall insulation, ensuring both comfort & cost savings.

The ground floor boasts a welcoming entrance hall with stairs leading to the first floor, a contemporary bathroom & a spacious 22ft lounge/diner with a charming feature fireplace. The open-plan design flows seamlessly into a fitted kitchen equipped with ample storage, integrated dishwasher & sliding patio doors that lead to the well maintained rear garden.

Upstairs, you'll find three generously sized bedrooms, along with access to a boarded loft via a ladder from the landing.

Additional highlights of this property include double glazed windows & doors, gas central heating, West facing rear garden with a decking area & inset lighting, and a garden shed. The garage has been partially converted into a home office, with high speed internet access, underfloor heating & built-in wall speakers, the remaining space is utilised for storage. The paved driveway offers ample off-road parking.

For further details or to arrange a viewing, please contact Mantons Estate Agents today.

Located on the outskirts of Leagrave, Clifford Crescent offers the perfect blend of convenience and community in a sought-after residential area. Ideal for commuters, Leagrave Thameslink train station is just a short 0.5-mile walk away, while Marsh Road is nearby, offering a wide selection of shops & dining options. Key local amenities include Luton & Dunstable Hospital (1.3 miles) & quick access to the M1 at junctions 11 & 11a, both within 1.5 miles. Families will appreciate the proximity to Leagrave Primary School & Lealands High School, both within the catchment area. A prime location for both work & leisure.

## Additional Information

EPC Rating D. Council Tax Band C. 895 sqft (Approx.)

