



# MANTONS

ESTATE AGENTS

3 Bedroom Terraced for Sale - Offers in Excess of £335,000

Selbourne Road, Luton, Bedfordshire, LU4 8LT



## KEY FEATURES:

- IMMACULATE EXTENDED TERRACE HOME
- DECORATED TO A CONTEMPORARY THEME
- THREE GENEROUS SIZE BEDROOMS
- REPLACEMENT CENTRAL HEATING SYSTEM
- CLOAKROOM & SHOWER ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- SOUTH/WEST FACING REAR GARDEN
- BLOCK PAVED DRIVEWAY

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this immaculate three bedroom extended terrace home.

The property has been extended to the rear providing a larger kitchen/breakfast room & cloakroom. Decorated to a contemporary theme throughout with smooth ceilings & modern floor coverings.

In brief the property comprises; Spacious entrance hall with stairs rising to the first floor, 23ft lounge/diner, fitted kitchen/breakfast room & cloakroom. On the first floor is a stylish shower room, landing with access to a part boarded loft & three well proportioned bedrooms.

Further benefits include; Double glazed windows & doors, gas central heating serviced via a replacement boiler & radiators, intruder alarm, block paved driveway & a South/West facing rear garden with paved patio area & side access.

To arrange a viewing or for further information contact Mantons Estate Agents.

Selbourne Road is located within walking distance of all local amenities including an array of shops, convenient stores & restaurants. Junction 11 of the M1 motorway, Leagrave ThamesLink train station & L&D hospital are all within easy reach. Maidenhall Primary & Challney High are the school catchments.

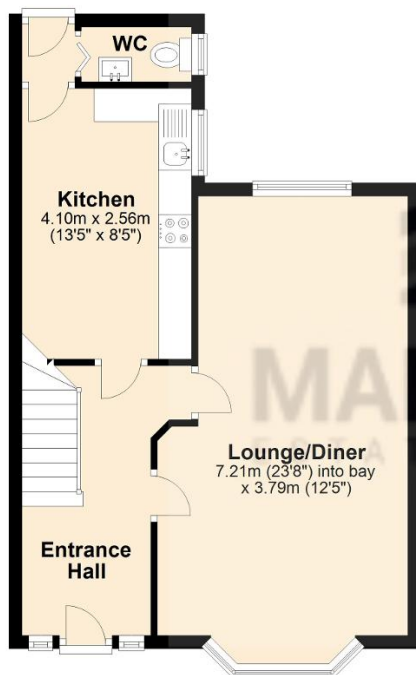
## Additional Information

EPC Rating D. Council Tax Band B. 957 sqft (Approx.).



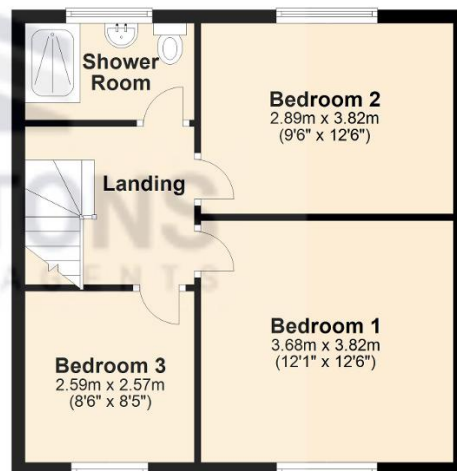
### Ground Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



### First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 88.9 sq. metres (957.0 sq. feet)