



# MANTONS

ESTATE AGENTS

**3 Bedroom Semi-Detached for Sale - £365,000**

Wood Green Road, Luton, Bedfordshire, LU2 8BT



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • THREE GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • AMPLE POTENTIAL TO EXTEND (STP) • KITCHEN/BREAKFAST ROOM • CLOAKROOM & UTILITY ROOM • WALKING DISTANCE TO SHOPS & SCHOOLS • GOOD SIZE REAR GARDEN

## Description

Mantons Estate Agents are delighted to offer for sale this well appointed three bedroom semi detached family home, located in the popular 'Putteridge' area of Luton, with no upper chain complications.

Built in the 1960s, these well constructed homes remain as popular today as when they were first developed. Offering spacious rooms & the potential to extend (subject to planning permission), this property is perfect for growing families.

The ground floor features a generous entrance hall with stairs leading to the first floor, a convenient cloakroom & a fitted kitchen/breakfast room, complemented by a utility room. The dining area flows seamlessly into the living room, which features patio doors opening to a conservatory with double doors leading to the rear garden.

Upstairs, the first floor boasts a spacious four piece family bathroom suite & three well proportioned bedrooms, making this home as functional as it is comfortable.

Additional benefits include gas central heating, double glazed windows, loft access & generous size gardens to front & rear.

Don't miss the opportunity to view this charming property. For more information or to arrange a viewing, contact Mantons Estate Agents today.

Nestled in the sought-after area of 'Putteridge', Woodgreen Road presents an enticing opportunity, occupying a generous size plot. Conveniently situated within walking distance of Stopsley village, residents enjoy easy access to a range of local amenities, including shops, healthcare facilities, eateries & cafes. Moreover, the proximity to the Inspire Leisure Centre, Junction 10 of the M1 motorway, London Luton Airport & Parkway ThamesLink train station enhances connectivity. Families will appreciate the proximity to Putteridge Primary & Putteridge High, making it an ideal choice for those with school-age children. Additionally, the popular town of Hitchin is just a short drive away, adding further appeal to this desirable location.

## Additional Information

EPC Rating TBC. Council Tax Band C. 1095 sqft (Approx).

