



MANTONS

ESTATE AGENTS

3 Bedroom Link Detached for Sale - £365,000

Elvington Gardens, Luton, Bedfordshire, LU3 4ET



KEY FEATURES:

- WELL APPOINTED LINK DETACHED HOME • THREE WELL PROPORTIONED BEDROOMS • GARAGE WITH DRIVEWAY • OPEN-PLAN KITCHEN/DINER • CLOAKROOM & FAMILY BATHROOM • CONSERVATORY • WALKING DISTANCE TO SHOPS & SCHOOLS • EASY ACCESS TO LEAGRAVE TRAIN STATION

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well appointed three bedroom link detached home nestled in a cul-de-sac on the popular 'Barton Hills' development.

In brief the property comprises; Entrance hall, cloakroom, living room, open-plan kitchen/diner leading to a bright & airy conservatory. On the first floor is three bedrooms & a bathroom suite.

Further benefits include; Gas central heating serviced via a replacement combination boiler, newly installed double glazing (2024), driveway leading to garage & a generous size rear garden with paved patio.

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

Barton Hills is a highly sought after housing development constructed in the late 1980's, proving to be as popular today as when first built. The particular property is nestled in a cul de sac, positioned on the A6 side of Barton Hills. Local amenities include Sainsbury's & Aldi supermarket, children's nursery and local bus routes. M1 junction 11 is 5 miles, Leagrave ThamesLink train station is 2 miles & London Luton airport is only 7 miles away from the property. Warden Hill primary & Lea Manor high are the school catchments and Cardinal Newman high school is with in easy walk in distance.

Additional Information

EPC Rating D. Council Tax Band D. 856 sqft (Approx.)

