

## 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.

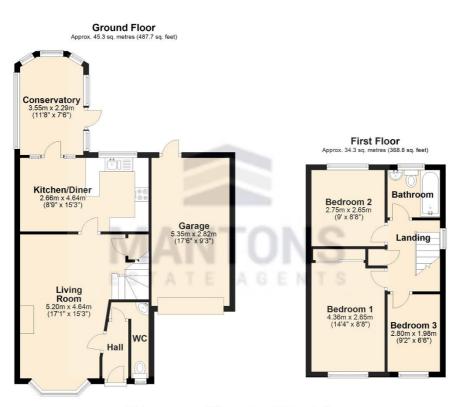
## Additional Information

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









Total area: approx. 79.6 sq. metres (856.4 sq. feet)

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