



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £280,000

Walcot Avenue, Luton, Bedfordshire, LU2 0PR



## KEY FEATURES:

- TRADITIONAL SEMI DETACHED FAMILY HOME
- THREE GENEROUS SIZE BEDROOMS
- AMPLE POTENTIAL TO EXTEND (STPP)
- GENEROUS SIZE REAR GARDEN
- WALKING DISTANCE TO LUTON TRAIN STATION
- OPEN-PLAN LIVING & DINING ROOM
- EASY ACCESS TO M1 JUN 10 & AIRPORT
- DOUBLE GLAZED WINDOWS & DOORS

## Description

Mantons Estate Agents are delighted to offer for sale this three bedroom semi detached home, perfectly positioned in the ever-popular Round Green area. With fantastic potential & offered at a realistic price to allow for internal updates, this is a rare opportunity not to be missed.

Set on a generous plot, the property offers outstanding scope to extend to the side, rear, or loft (subject to planning permission), making it ideal for growing families or savvy investors looking to add value.

Step inside & you'll find a welcoming entrance hall leading to a bright & spacious living room with a charming bay window, flowing seamlessly into the dining area with patio doors opening onto the garden. The kitchen connects to an additional room, ideal for a utility space or further kitchen extension. Upstairs features a fitted bathroom & three generously sized bedrooms, providing plenty of room for the whole family.

Additional highlights include gas central heating, double glazed windows & doors, a well maintained front garden & a beautifully private rear garden.

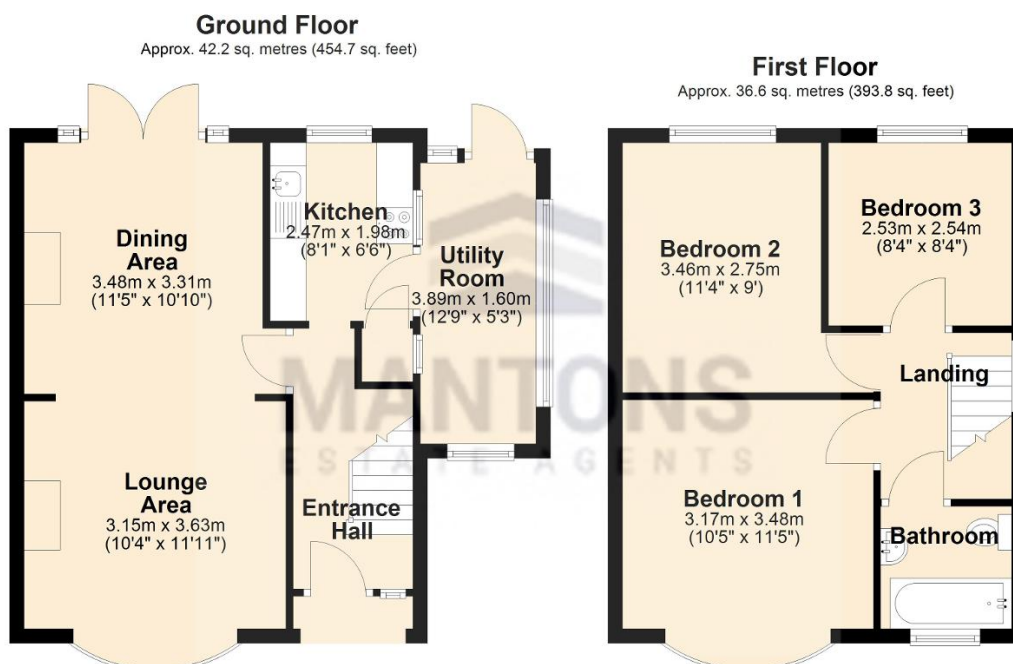
Don't miss out on this incredible opportunity to create your dream home in one of Luton's most sought-after locations. Call Mantons Estate Agents today to book your viewing.

Walcot Avenue, a prime residential area that seamlessly blends convenience & accessibility. Commute effortlessly, within walking distance of Luton ThamesLink train station & easy access to London Luton Airport, Luton town centre & the M1 motorway via Junction 10.

For your daily needs, Round Green & Stopsley village are just a short stroll away with a diverse array of local shops & food outlets. Additionally, the convenience of 'Asda' supermarket, a short drive from your doorstep. Families will appreciate the proximity of Ramridge Primary School & Putteridge High School, both within easy walking distance.

## Additional Information

EPC Rating - TBC. Council Tax Band - C. 848 Sq.ft. (Approx).



Total area: approx. 78.8 sq. metres (848.5 sq. feet)