



MANTONS

ESTATE AGENTS

4 Bedroom Semi-Detached for Sale - £550,000

Montrose Avenue, Luton, Bedfordshire, LU3 1HR



KEY FEATURES:

- WELL APPOINTED SEMI DETACHED FAMILY HOME • FOUR WELL PROPORTIONED BEDROOMS • EXTENDED, PROVIDING 1661 SQ.FT (APPROX). • PRIVATE REAR GARDEN • FAMILY BATHROOM & SHOWER ROOM • 20FT LIVING ROOM & 20FT SITTING ROOM • GAS CENTRAL HEATING VIA COMBI BOILER • DENBIGH HIGH SCHOOL CATCHMENT

Description

Mantons Estate Agents are delighted to present this well presented four bedroom extended semi detached family home, situated in the highly sought-after 'New Bedford Road' area.

Constructed in the 1930's with high ceilings & well proportioned rooms. Boasting 1660 Sq.ft of living space, this property is perfectly suited for large or growing families.

The welcoming entrance hall leads to a 20ft living room & a 20ft sitting room, an open fire place is a feature of the living room, patio doors leading through to the dining room with a glazed door that seamlessly connects to the rear garden. The kitchen features a range of units & ample counter space, to the rear of the kitchen sits a refitted shower room.

The first floor comprises a spacious landing with access to a generous size loft via a loft ladder, well appointed bathroom suite & four well proportioned bedrooms.

Further features include gas central heating operated by a combination boiler, double glazed windows & doors, secluded rear garden with a patio area, garage located to the right of the adjoining property in a block of three (garage to the left) & a paved driveway offering ample off road parking.

To arrange a viewing or for more information, please contact Mantons Estate Agents today. Don't miss the opportunity to make this fantastic property your new family home.

This prime location boasts a range of local amenities within walking distance, including a Co-op, pharmacy, public houses, doctors & well regarded schools. For your shopping needs, Sainsbury's & Aldi supermarkets are just a short drive away, alongside popular spots like Costa Coffee & the South Beds Golf Course. Commuters will appreciate the easy access to Junction 10 of the M1 motorway, Luton Thameslink train station & London Luton Airport, all within close proximity. Families will benefit from the property being in the catchment areas of the esteemed William Austin Primary & Denbigh High Schools.

Additional Information

EPC Rating D. Council Tax Band E. 1660 Sq.ft (Approx).

