



# MANTONS

ESTATE AGENTS

**3 Bedroom Semi-Detached for Sale - Offers in Excess of £455,000**

Wychwood Avenue, Luton, Bedfordshire, LU2 7HT



## KEY FEATURES:

- VERY IMPRESSIVE SEMI DETACHED HOME • THREE GENEROUS SIZE BEDROOMS • DECORATED TO A CONTEMPORARY THEME • OPEN-PLAN KITCHEN/DINER • MODERN BATHROOM SUITE • SECLUDED WEST FACING REAR GARDEN • AMPLE POTENTIAL TO EXTEND (STP) • GARAGE & DRIVEWAY

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very impressive three bedroom extended semi detached home, situated on a beautiful tree-lined road in the sought-after Old Bedford Road area. This home is perfect for families seeking space, potential & a prime location.

Extended & reconfigured to the rear, the heart of the home is now a stunning kitchen/diner with bi-fold doors opening to the decking area. There's further potential to extend to the rear side or convert the loft (STP), allowing the home to grow with your family. Decorated to a contemporary theme with newly laid carpets to the stairs, landing & bedrooms.

The ground floor features a welcoming entrance hall, storage cupboard (formally a cloakroom), a generous 13ft living room with a feature fire place & a stylish 18ft kitchen/diner. Upstairs, there are three well proportioned bedrooms, master bedroom benefits from fitted wardrobes, modern family bathroom & access to the loft via a loft ladder which is boarded with lighting.

Additional highlights include double glazed windows & doors with newly installed shutters to the bay windows, gas central heating operated via a recently installed combination boiler, single garage & driveway, private West facing garden with timber decking area, mature trees & shrubs.

This beautifully maintained property offers space, flexibility & scope to add further value. Early viewing is highly recommended, contact Mantons Estate Agents today to arrange yours.

Nestled in the highly sought-after area off the Old Bedford Road, Wychwood Avenue offers an ideal blend of convenience & comfort. 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 & 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 benefit from the property being in the catchment areas of the esteemed Bushmead Primary & Stopsley High Schools.

This is an opportunity to enjoy a well-connected lifestyle in one of Luton's most desirable locations.

## Additional Information

EPC Rating C. Council Tax Band D. 905 Sq.ft (Approx).

