



Willow Way, Luton, Bedfordshire, LU3 2SA

Offers in Excess of £300,000 Freehold



Welcome to this charming terrace property located in the heart of Luton, Bedfordshire. This lovely home boasts three spacious bedrooms, each flooded with natural light, providing a warm and inviting atmosphere.





# Willow Way

Luton, LU3 2SA



- 3 Bedroom Mid Terrace
- Off Road Parking
- Good Condition Through Out
- No Onwards Chain
- Large Rear Garden
- Close To Amenities



Welcome to this charming terrace property located in the heart of Luton, Bedfordshire. This lovely home boasts three spacious bedrooms, each flooded with natural light, providing a warm and inviting atmosphere. The modern family bathroom is perfect for relaxing after a long day, while the cosy reception room offers a comfortable space for entertaining guests or simply unwinding with loved ones.

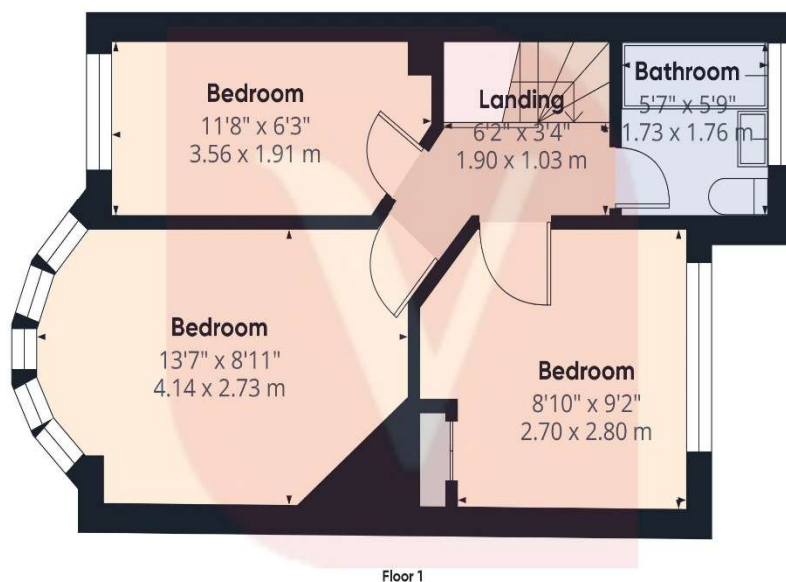
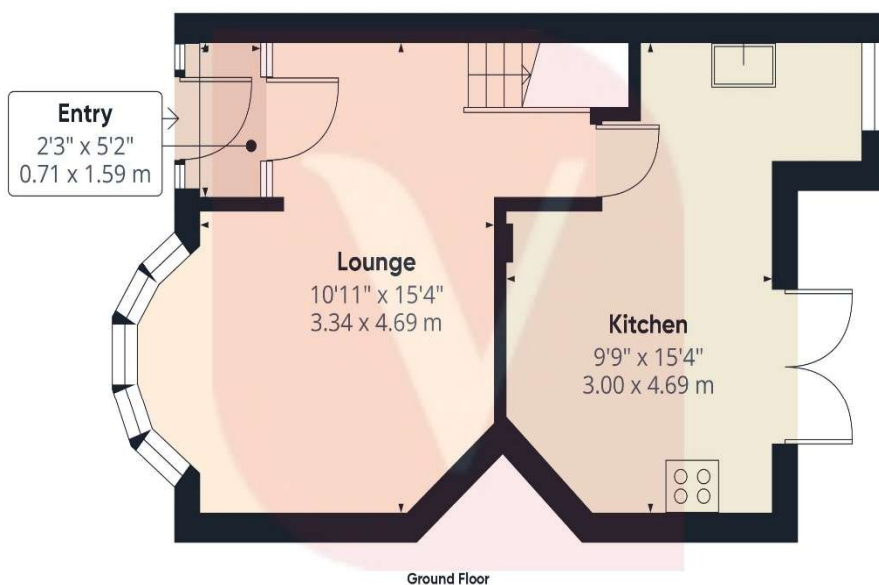
Outside, the property features a front driveway, providing convenient off-road parking, as well as a good-sized rear garden, ideal for enjoying the outdoors during the warmer months. Whether you're looking to host a barbecue with friends or simply relax in the sunshine, this garden offers the perfect space to do so.

Luton, Bedfordshire, is a vibrant town with plenty to offer residents and visitors alike. For those who enjoy shopping, the town centre is home to a variety of high street stores, as well as a bustling market offering fresh produce and unique finds. Luton also boasts a range of restaurants, cafes, and pubs, providing plenty of options for dining out or enjoying a drink with friends.

Nature lovers will appreciate the town's proximity to beautiful parks and green spaces, such as Wardown Park and Stockwood Park, perfect for leisurely strolls or picnics with family. For those interested in history and culture, Luton is home to several museums and galleries, including the Wardown House Museum and Gallery, which offers a fascinating glimpse into the town's past.

Sports enthusiasts will find plenty to do in Luton, with a range of facilities for football, rugby, swimming, and more. The town also hosts various events and festivals throughout the year, providing entertainment for all ages.

Overall, Luton, Bedfordshire, offers a diverse range of activities and amenities, making it a fantastic place to call home. Don't miss out on the opportunity to make this charming terrace property your own and start enjoying all that this vibrant town has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in Luton.



Approximate total area<sup>(1)</sup>  
673.38 ft<sup>2</sup>  
62.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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