



28 Falstone Green, Luton, LU2 9TT
Offers In Excess Of £360,000



A three-bedroom semi-detached family home in a cul-de-sac location. Ideally situated within the Wigmore area of Luton. The property is well placed for popular local schools, is within walking distance of local shops and provides easy access to commuting links.

Well-proportioned accommodation comprises; entrance hall, downstairs WC, kitchen, living room with garden view, dining room, master bedroom with built in storage, second double bedroom, third bedroom/ study, bathroom.

The property benefits from off street parking, garage which can be accessed from both the front and rear garden as well as a good-sized rear garden.

Freehold Tenure.
Council Tax Band C.

- SEMI DETACHD
- GARAGE AND DRIVEWAY PROVIDING OFF STREET PARKING
- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- SOUGHT AFTER WIGMORE AREA
- WELL PACED FOR POPULAR SCHOOLS

Entrance Hall

WC

Kitchen

Living Room

Dining Room

Master Bedroom with built in storage

Second Double Bedroom

Third Bedroom / Study

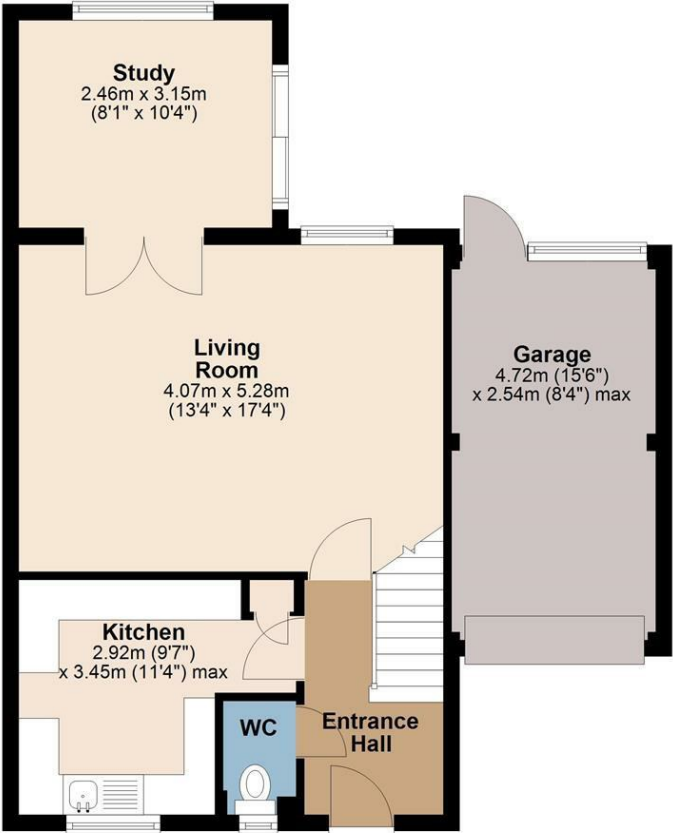
Bathroom

Garage



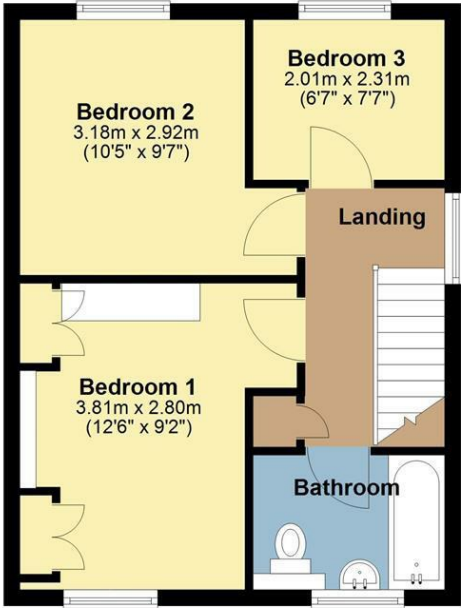
Ground Floor (Sq/m excludes Garage)

Approx. 46.4 sq. metres (499.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



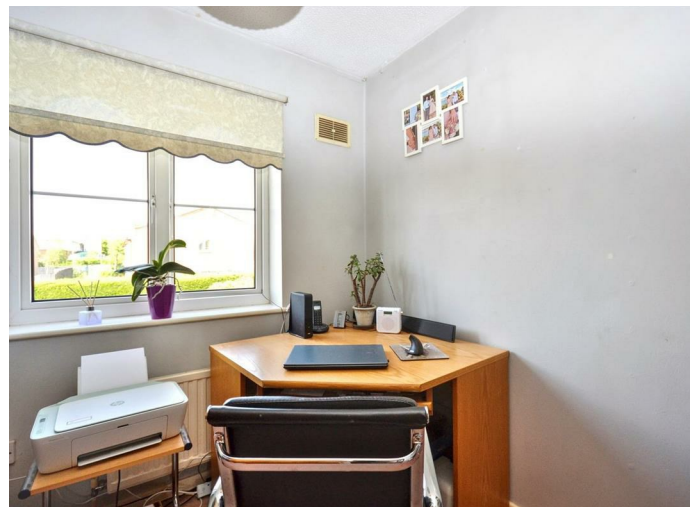
Total area: approx. 84.0 sq. metres (904.1 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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