

## 59 Emerald Road

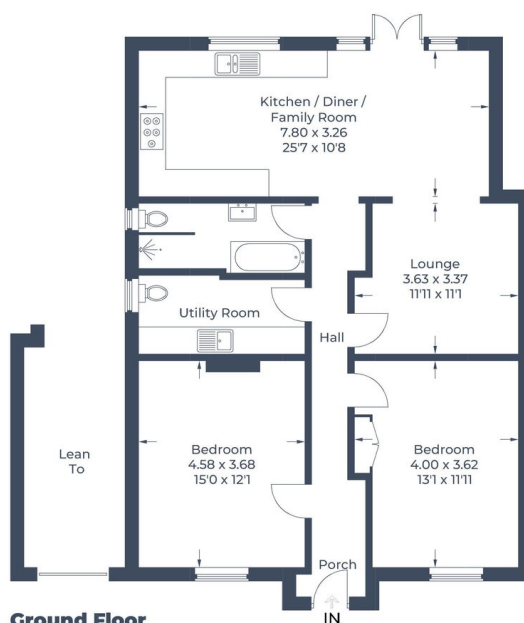
Offers Over £400,000

2 1 2



- Two Double Bedrooms
- Large Rear Extension
- Spacious Loft With Potential For Conversion (STPP)
- High Spec Kitchen With Black Quartz Worksurfaces
- Utility Room / W.C
- Large South Facing Rear Garden In Excess Of 1800 Sq Ft
- Garage & Driveway For 2 Cars
- Re-Fitted Ultra High Spec Four Piece Bathroom
- Superb Access to M1 & Busway System
- Please quote reference MS0216

Approximate Gross Internal Area = 96.3 sq m / 1,036 sq ft  
(Excluding Lean To)



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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A beautifully presented and superbly laid out extended semi-detached bungalow on the L & D borders, a short drive to both Junctions 11 & 11a of the M1 and walking distance to Tesco and the Luton-Dunstable Busway system making a 'door to door' commute to Central London possible in under 90 minutes.

Property highlights include two double bedrooms, a spacious, luxury four piece bathroom, separate utility room / W.C, lounge and a large full width extension to the rear of the property providing a high-spec kitchen and dining area with patio doors opening out into the attractive south facing rear garden.

Additional benefits include a garage, driveway for 2-3 cars, uPVC double glazing and gas central heating via a Worcester combination boiler.

Please quote reference MS0216