



## 43 Barnfield Avenue, Luton, Bedfordshire, LU2 7AS

A well maintained three bedroom semi-detached residence on Barnfield Avenue. Boasting a spacious open-plan living and dining area on the ground floor, complemented by a generously sized kitchen featuring a breakfast bar. The property offers a sizable garden and the potential for expansion.

The accommodation encompasses a dining/living room, a downstairs bathroom, a kitchen with garden access, and additionally has a large conservatory further adding to the living space. three bedrooms (master with an en-suite), and a rear garden with a patio.

This well appointed home includes a garage accessible from within the property, ample parking space for multiple cars, and convenient access to the M1.

- Nova Estate Agents
- Popular location
- Open plan living
- Driveway and garage
- En-suite to master
- Potential to extend

£450,000

GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.

1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		
(55-68) <b>D</b>		
(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	

  

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		
	67	78