



**NOVA**  
ESTATE AGENTS



## 199 Chesford Road, Luton, LU2 8DS

Nova Estate Agents are thrilled to present this fantastic home boasting two double bedrooms, a stunning first floor bathroom, and a recently refurbished kitchen, along with a generous driveway with parking for up to four cars.

Downstairs the spacious lounge has been extended at the front, providing ample room for relaxation and entertainment, featuring carpeted flooring, double glazed windows, and a charming fireplace. The kitchen has been tastefully refitted with both eye and base level units, complemented by a fitted oven/hob and space for essential appliances. A rear door leads to the conservatory, providing access to the garden. The converted garage currently utilised as a pub/entertainment space, was previously used as a second kitchen there is plumbing readily available if you wished to add a sink or change the rooms use completely.

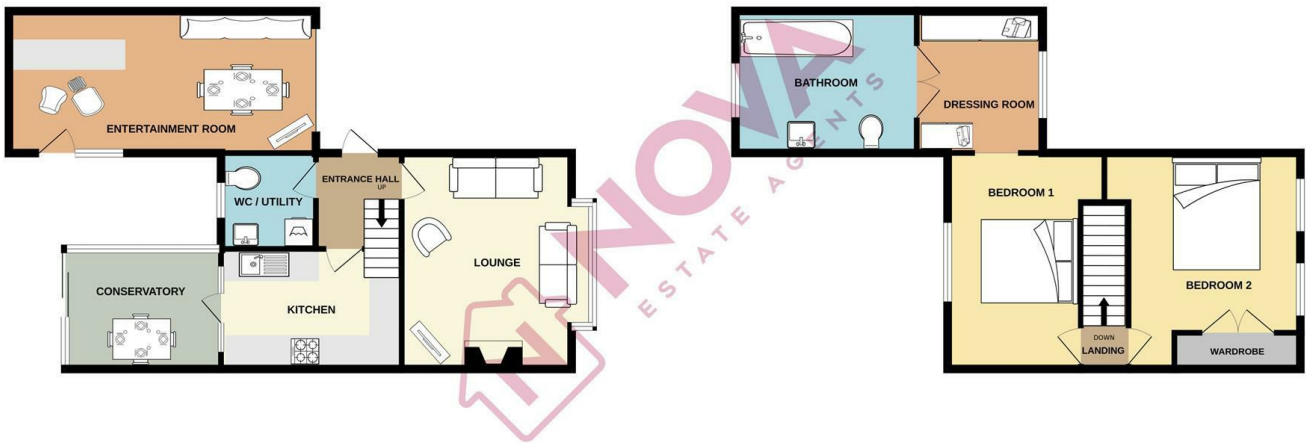
Ascending to the first floor, you'll find two generously sized double bedrooms, with the master

- Nova Estate Agents
- Double Storey Side Extension
- Modern Kitchen & Bathroom
- Conservatory
- Driveway For Four Cars
- Large Garden
- Dressing Room
- Entertainment Space / Pub

£315,000

GROUND FLOOR

1ST FLOOR



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) A			
(81-91) B			78
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	