



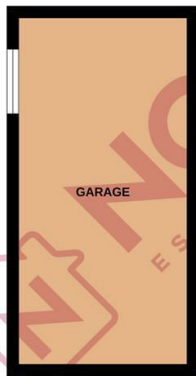
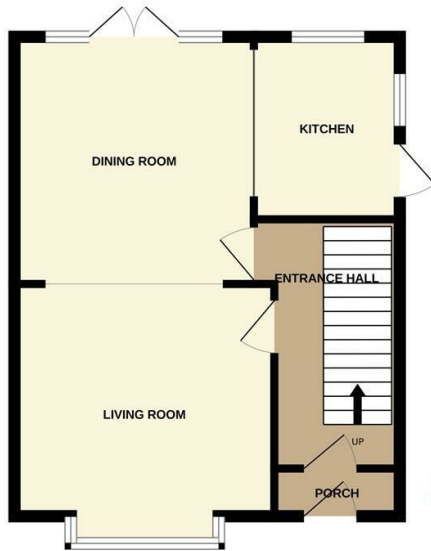
44 Wardown Crescent, Luton, Bedfordshire, LU2 7JS

Situated within the delightful Wardown Crescent area of Luton, this flawless 3 bedroom semi detached residence presents contemporary living at its finest. Boasting a bright and airy living area, a sleek kitchen, and three generously proportioned bedrooms, it offers both comfort and adaptability. Complete with a secluded rear garden, off road parking, and a detached garage, this home seamlessly combines convenience with serenity. Positioned near amenities and transport links, it stands as the perfect abode for those in pursuit of modern comforts within a sought after area. Available unfurnished and ready to move in early May. Call us now to arrange a viewing.

- Nova estate agents
- Available now
- Detached garage
- Open play kitchen/diner
- Generous sized bedrooms
- Off road parking
- Unfurnished
- Immaculate condition

£1,800

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		61	
(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		