



27 Walcot Avenue, Luton, LU2 0PW

Stunningly refurbished and contemporary, this exceptional residence on Walcot Avenue has undergone a complete transformation. An alluring fusion of modern design and functionality, this home boasts seamless, polished tiling and flooring that extends across the open plan living and dining areas, seamlessly integrating the fully fitted kitchen, adorned with high-end appliances.

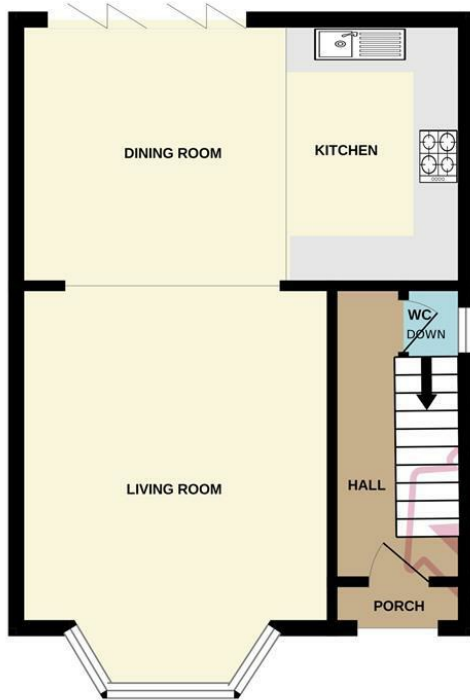
On the ground floor, the space gracefully extends into a newly screeded patio via bi-fold doors, overlooking a generously proportioned lawn area in the enclosed garden. Ascend the stairs to discover three generously sized bedrooms, each offering ample storage space within their respective wardrobes, complemented by a well-appointed full bathroom. Additionally, the convenience of a guest toilet on the ground floor and a spacious entrance hall adds to the home's practical allure.

Presented with a comprehensive array of tasteful furnishings in line with the property's

- Nova Estate Agents
- Newly modernised throughout
- Off street parking
- Large garden
- Good size bedrooms
- Fully Furnished
- Close to transport links
- Available January 2024

£1,700 Per month

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			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	