



## 30 Third Avenue, Luton, Bedfordshire, LU3 3ES

This heavily extended spacious home provides ample room for comfortable living, boasting a generous internal layout that ensures everyone in the family can enjoy their own space without compromise. The property has been well maintained by its current owners, making it move-in ready with minimal effort.

The ground floor features a bright and airy main lounge leading to a dining room through French doors. The 15ft kitchen offers plenty of space with fitted units for modern conveniences.

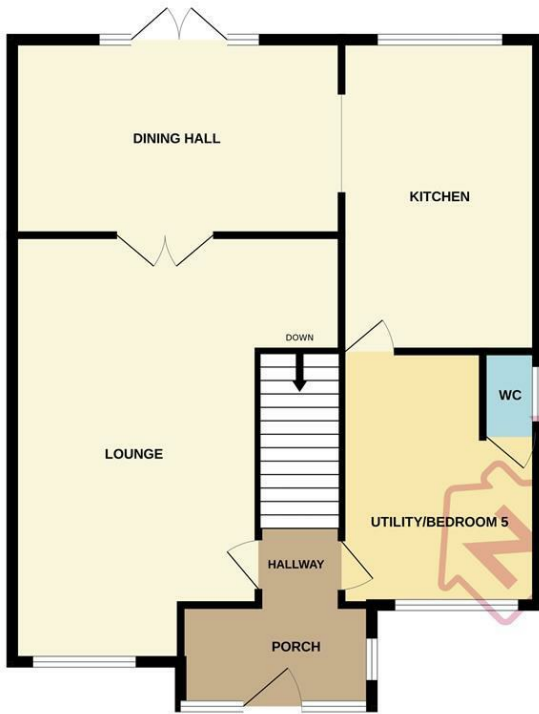
Additionally, there's a sizable extended room currently used as a utility area with a guest W.C., perfect for various purposes like a playroom, study, or extra bedroom.

Upstairs, four generously sized bedrooms await, including three doubles and a large single, along with loft access and a family bathroom.

- Nova Estate Agents
- Extended Family Home
- 4 Well Proportioned Bedrooms
- 3 Reception Rooms
- Corner Plot
- Double Garage & Driveway Parking
- View our Virtual Tour!

£425,000

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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	