



**NOVA**  
ESTATE AGENTS



## 66 Cranbrook Drive, Luton, LU3 3EW

Nestled in a peaceful area within the sought after Sundon Park neighborhood, this charming three bedroom semi-detached residence has been extended to offer ample living space. The property boasts an inviting entrance porch and hallway, leading to a generously sized 24ft lounge/diner. The modern Kitchen, complete with appliance space, provides convenient access to the rear.

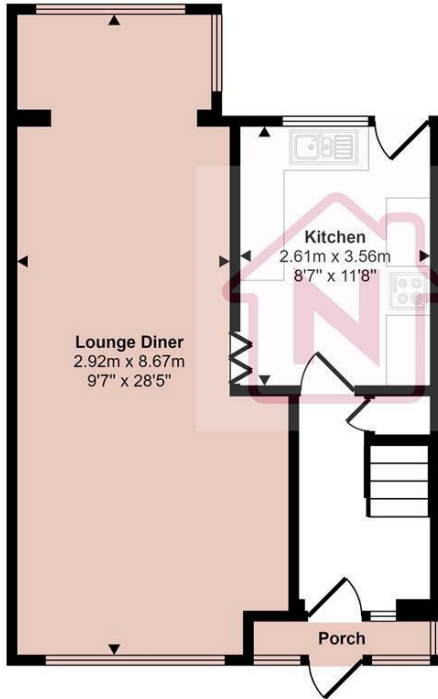
Upstairs, a well-lit landing offers loft access and houses an airing cupboard with a wall mounted combination boiler. The main bedroom features fitted wardrobes, while the second double bedroom and spacious third bedroom showcase newly refitted carpets. Completing the upper level is a modern three-piece bathroom suite.

Outside, a block paved driveway accommodates around four vehicles, complemented by shared access on the side. A single garage, equipped with power and light, and gated rear access

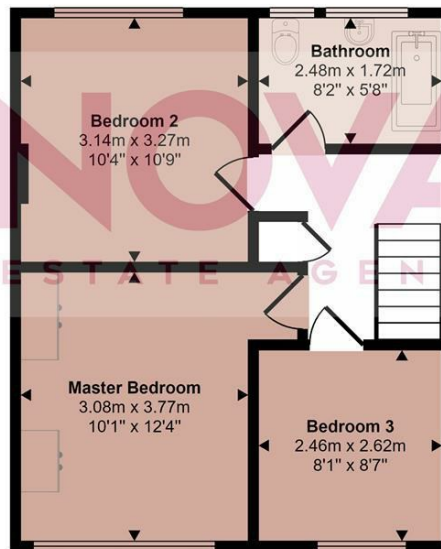
- Nova Estate Agents
- Extended
- Open Plan Living
- Driveway Parking
- Good Sized Garden
- Quiet Cul-de-sac Location
- Garage

£350,000

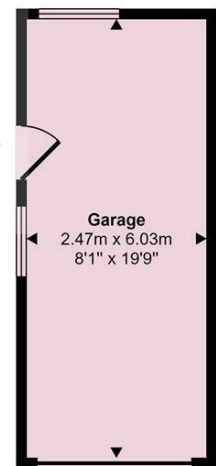
Approx Gross Internal Area  
101 sq m / 1087 sq ft



Ground Floor  
Approx 45 sq m / 483 sq ft



First Floor  
Approx 41 sq m / 444 sq ft



Garage  
Approx 15 sq m / 160 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	