



## 50 Montrose Avenue, Luton, LU3 1HR

**\*\*Charming Family Home on Montrose Avenue\*\***

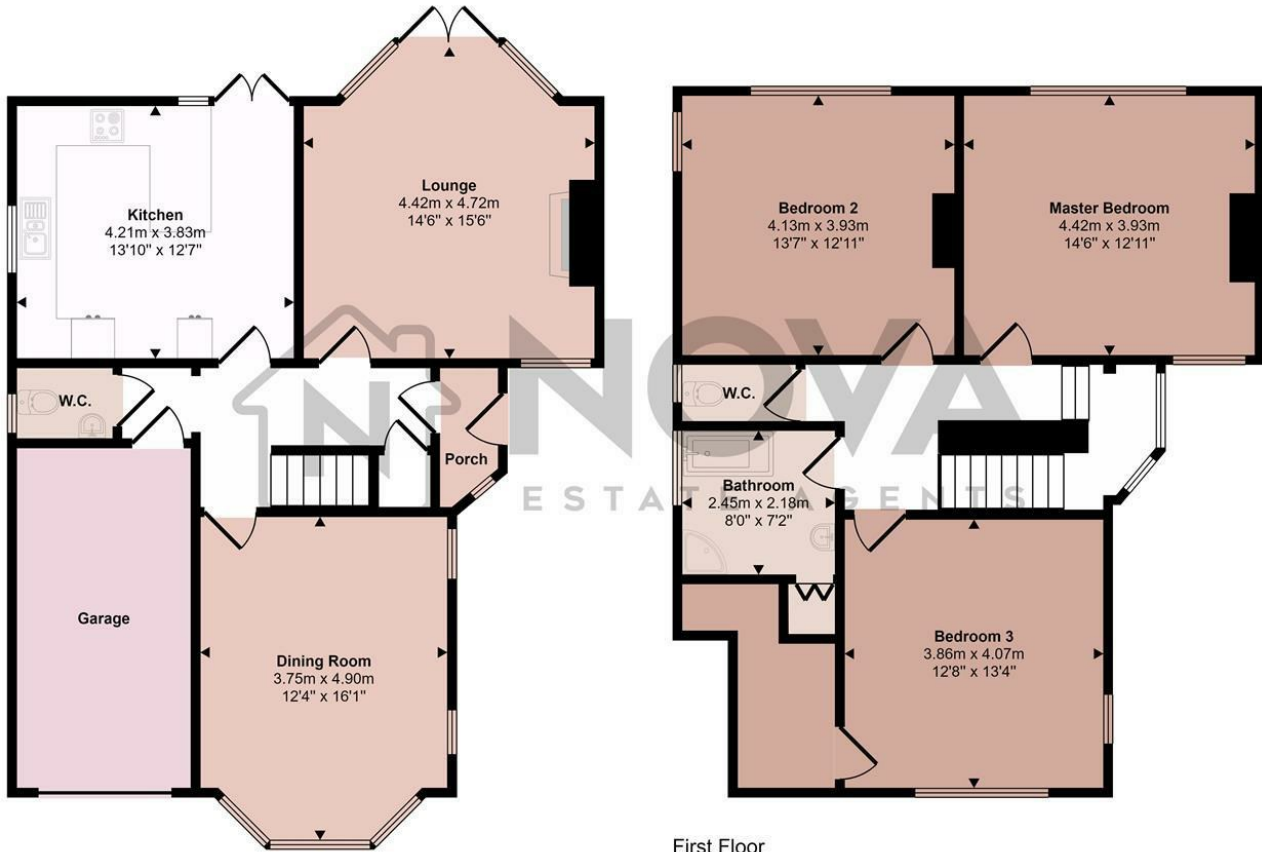
This delightful family home is brimming with charm and character, featuring high ceilings and original ornate details, while offering modern upgrades for comfortable living.

The ground floor consists of two separate reception rooms, the lounge which overlooks the garden through a large bay window with French doors and a large dining room, both feature elegant fireplaces adding to the home's cosy ambiance. The kitchen/breakfast room is equipped with a range of integrated appliances, including a microwave, washer/dryer, and dishwasher. The kitchen also boasts seating for five or more, granite worktops and underfloor heating, with access to the garden via patio doors. Additional conveniences downstairs include a cloakroom and under stairs storage.

**£550,000**

- Nova Estate Agents
- Larger Than Average Three Bedroom Home
- Filled With Character & Original Features
- Kitchen/Breakfast Area
- Gas Central Heating with New Combi Boiler
- Lots of Scope to Extend (stpp)
- Driveway & Garage
- 90ft+ Garden
- One of Luton's Most Sought After Roads
- Large Galleried Landing

Approx Gross Internal Area  
157 sq m / 1688 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>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</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	