



## 16 Hollybush Road, Luton, LU2 9HG

Nova Estate Agents are excited to present this charming 1930s semi-detached home, featuring a driveway and a generously sized rear garden, all within a few minutes of Luton Parkway Station.

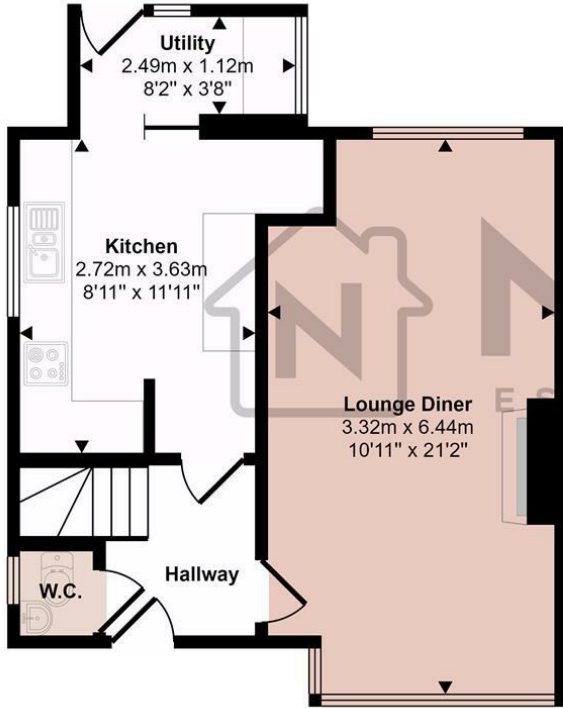
The property offers an inviting entrance hall leading to the first floor and providing access to the main living areas. The front reception room serves as a cosy lounge open plan with the dining area, boasting a double glazed bay window and laminate flooring. The separate kitchen, with its fitted units and space for white goods also features an additional utility area.

Upstairs, the first floor accommodates two spacious double bedrooms, a well proportioned single bedroom and a partially tiled bathroom. The loft is generously sized, offering the potential for conversion to create additional living space. There is also ample opportunity for further extensions to the rear of the property (subject to planning permission). Additional parking can quite easily be created by removing the front garden brick wall, the front garden is already block

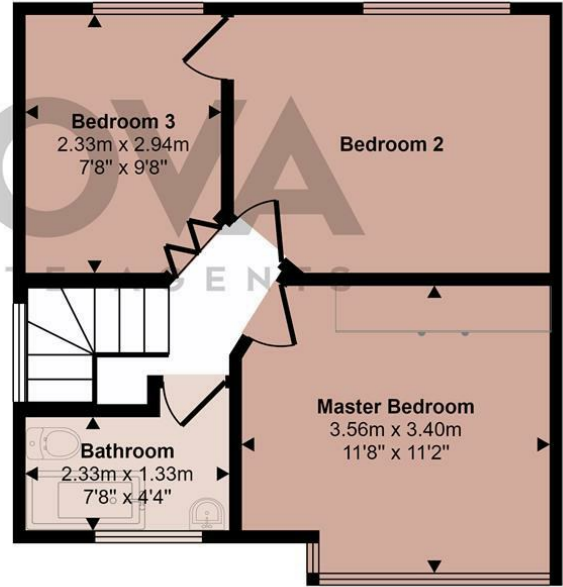
- Nova Estate Agents
- Popular Stopsley Location
- Open Plan Lounge/Diner
- Large Kitchen
- Driveway & Garage
- Potential to Extend

£350,000

Approx Gross Internal Area  
79 sq m / 849 sq ft



Ground Floor  
Approx 41 sq m / 443 sq ft



First Floor  
Approx 38 sq m / 406 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) A			
(81-91) B			
(69-80) C			
(55-68) D		47	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		