



6 Woodmere, Luton, LU3 4DN

GUIDE PRICE £650,000 - £700,000

Nova is delighted to present this spacious five/six-bedroom family home in the highly desirable Barton Hills area.

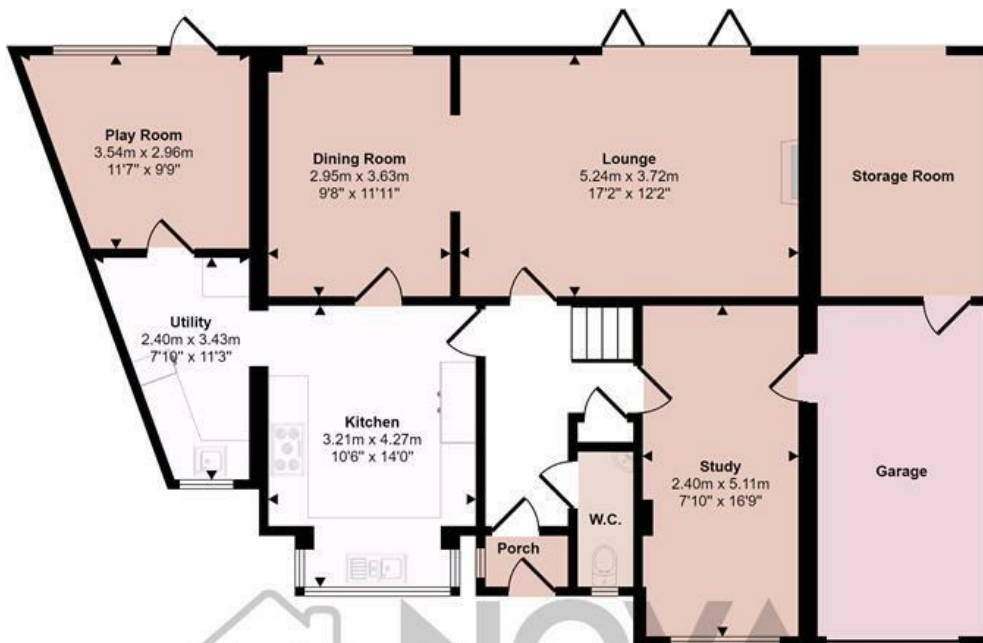
The property features a welcoming entrance hall, with stairs leading to the first floor and access to a convenient cloakroom with a low-level WC and washbasin. The 17 foot living room boasts bi-fold doors opening to the rear garden and a large feature fireplace. Adjacent is a dining area, perfect for family meals and entertaining.

The kitchen is generously sized and has been enhanced by a single-story extension, which now includes a utility room and a play room. Part of the double garage has been converted into a study, offering additional space which could also be utilised as another reception room.

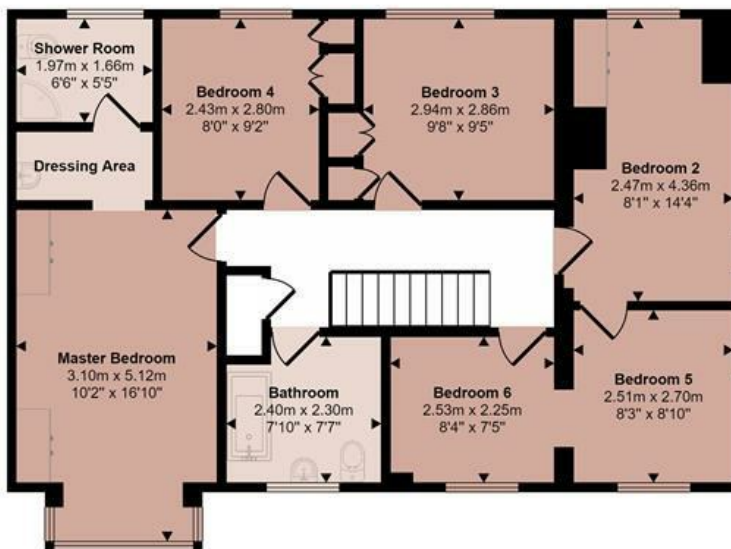
- Nova Estate Agents
- Detached Home
- Large Driveway & Garage
- 5/6 Bedrooms
- En-suite to Master Bedroom
- Large Private Rear Garden
- Play Room
- Utility Area
- Popular Barton Hills Location

£650,000

Approx Gross Internal Area
193 sq m / 2076 sq ft



Ground Floor
Approx 111 sq m / 1196 sq ft



First Floor
Approx 82 sq m / 880 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		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	