



NOVA
ESTATE AGENTS



60 The Avenue, Luton, LU4 9AQ

Charming Two Bedroom Semi-Detached Bungalow on The Avenue, Leagrave.

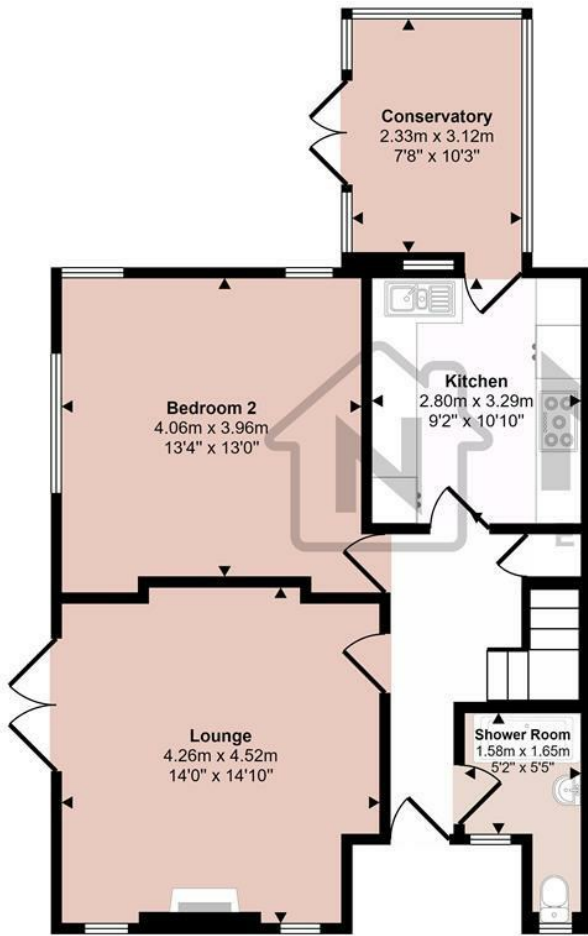
This delightful semi-detached bungalow is full of character and unique charm. The home is full of period charm, featuring exposed wooden beams and picture rails throughout. Inside, you'll find a modern kitchen fitted with high end AEG appliances perfect for any cooking enthusiasts. The property benefits from two generously sized double bedrooms one on the ground floor and a second in the extended loft conversion.

The bungalow also includes a stylish double shower room and a conservatory which currently serves as a bright dining space overlooking the private garden. The mature garden wraps around both sides of the property, filled with a variety of plants and flowers offering the perfect outdoor retreat.

- Nova Estate Agents
- Rarely Available Bungalow
- Full of Character
- Triple Length Garage
- Conservatory
- Re-fitted Kitchen
- Popular Location
- Press Play Button For 360° Walkaround Tour

£300,000

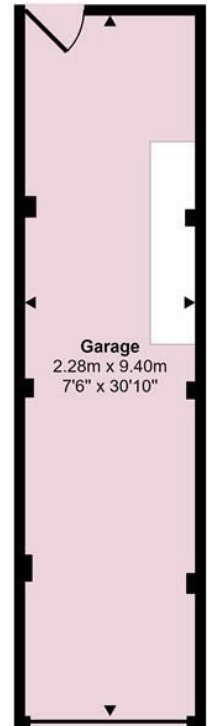
Approx Gross Internal Area
109 sq m / 1175 sq ft



Ground Floor
Approx 66 sq m / 714 sq ft



First Floor
Approx 21 sq m / 230 sq ft



Garage
Approx 21 sq m / 230 sq ft

Denotes head height below 1.5m

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			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	