



## 88 Marston Gardens, Luton, LU2 7DY

This is an outstanding opportunity to acquire a charming and extended 1950s halls adjoining semi-detached family home, situated in the popular Old Bedford Road area of Luton. Lovingly maintained and thoughtfully enhanced by the current owners, this property offers spacious and inviting accommodation ideal for modern family living.

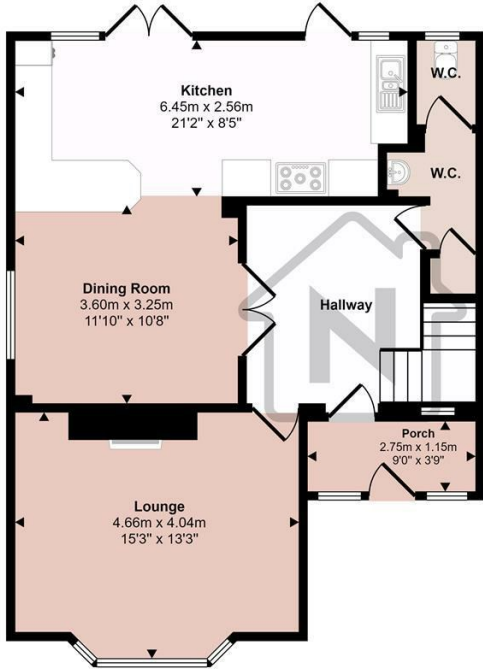
Inside, the home features a stylish refitted cloakroom, a bright bay fronted living room with an open fireplace as a focal point and a dining area that flows seamlessly into a large well-equipped kitchen with its own utility area. This is the true heart of the home also boasting lovely views of the expansive, private rear garden.

Upstairs, a wide landing leads to three generous double bedrooms and a beautiful family bathroom. Outside, the property includes a spacious driveway for multiple vehicles, a detached garage, a beautifully designed private garden complete with its own fantastic

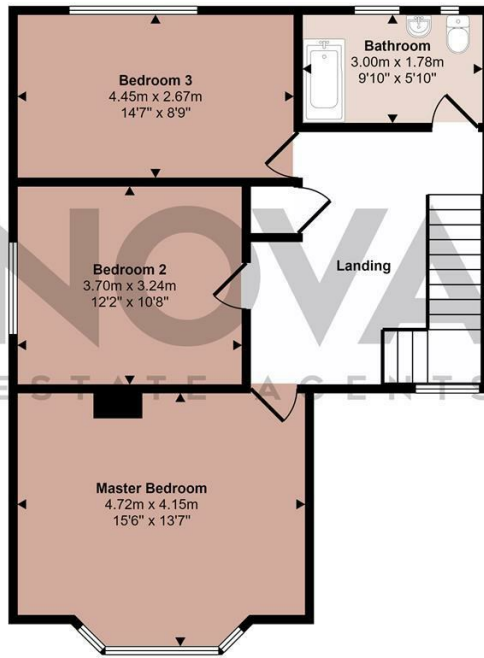
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Spacious 3 Bedroom Home
- Tastefully Upgraded
- Popular Location
- Open Plan Kitchen/Dining Area
- 100ft+ Rear Garden
- Driveway Parking for Multiple Cars

£550,000

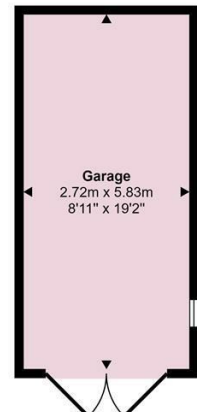
Approx Gross Internal Area  
149 sq m / 1605 sq ft



Ground Floor  
Approx 68 sq m / 732 sq ft



First Floor  
Approx 65 sq m / 703 sq ft



Garage  
Approx 16 sq m / 171 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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		