



## 37 Stapleford Road, Luton, LU2 8AY

Nova is delighted to present this fantastic extended three bedroom home in the highly sought after Putteridge area. An excellent choice for first time buyers or buy-to-let investors this property offers a great opportunity to add your own personal touch.

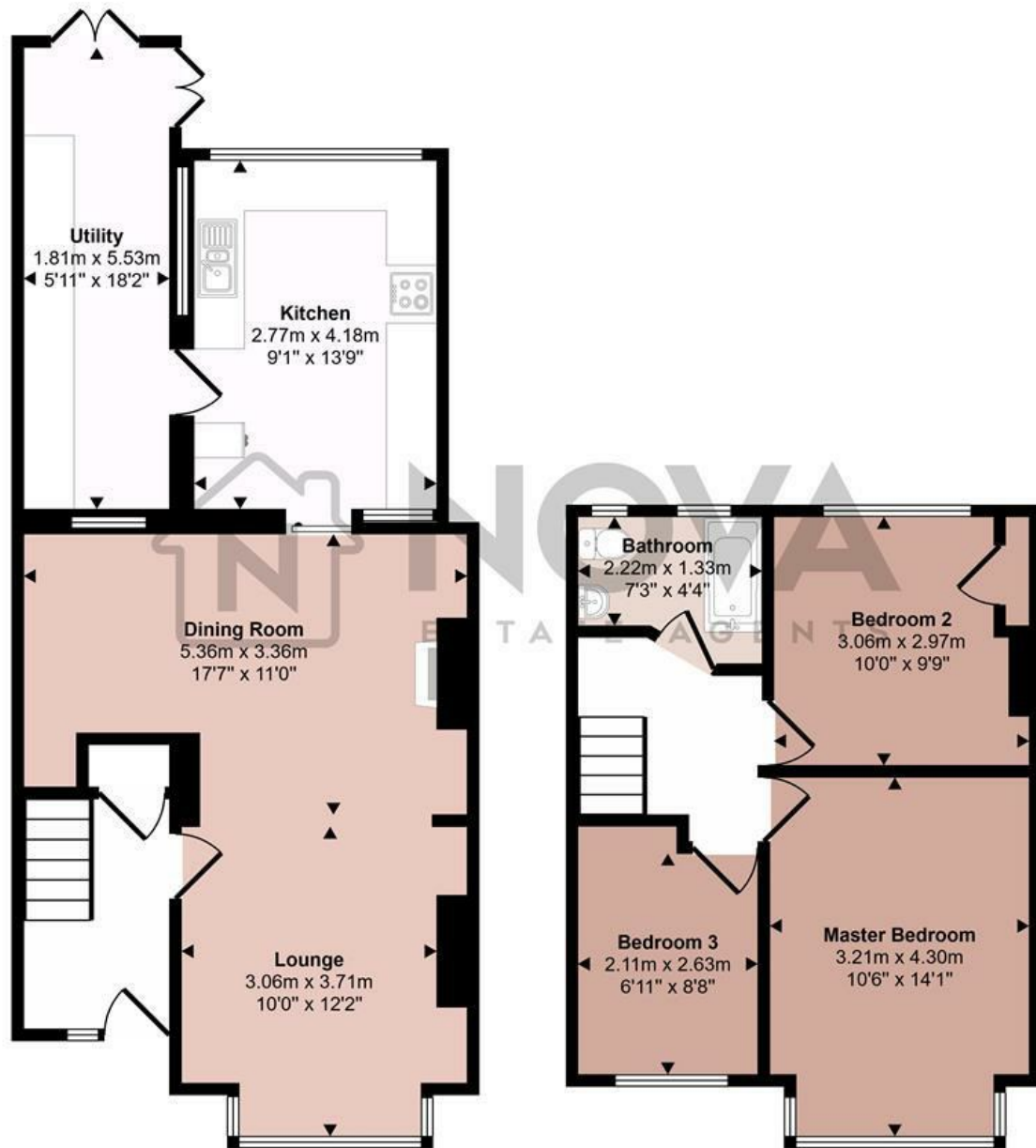
Upon entering, you are welcomed into a hallway leading to a bright bay fronted living room which flows seamlessly into the open plan dining area. To the rear, a spacious refitted kitchen extends into the home's rear extension overlooking an enclosed garden with a raised decking area, perfect for summer entertaining. A useful lean-to utility area next to the kitchen provides additional space for laundry.

Upstairs, there are two generously sized double bedrooms, a single bedroom, and a refitted family bathroom. The property also benefits from driveway parking at the front, double glazed windows, and a combination gas boiler. At the rear a large garage is accessible via a service road.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Extended Three Bedroom Home
- Popular Location
- Driveway & Garage
- Open Plan Layout
- Chain Free!

£325,000

Approx Gross Internal Area  
98 sq m / 1051 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                                   |                         |           |
| (39-54) E                                   | 44                      | 50        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |