



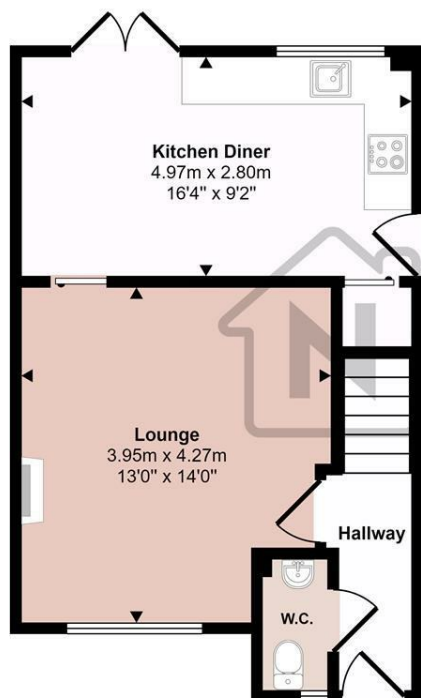
## 8 Linley Dell, Luton, Beds, LU2 8TJ

Stylish, unique, and move-in ready, this beautifully renovated detached home in the sought-after Linley Dell, Wigmore offers a perfect blend of modern design and family comfort. The bright and spacious lounge invites relaxation, while the rear features a contemporary Wren kitchen/diner with premium Bosch appliances, quartz worktops, and a cleverly designed pantry beneath the stairs enhanced by sleek pocket doors for a refined touch. Upstairs, you'll find a luxurious shower room with underfloor heating, two generous double bedrooms, a single room, and built-in wardrobes in the master. Additional highlights include a separate garage currently used as a hobby space, a tranquil, mature garden, double glazing, a recently installed combi boiler, and new soffits and guttering. Nestled in a peaceful cul-de-sac with no through traffic, the location is ideal for families offering countryside walks on the Hertfordshire border and the charming village of Cockernhoe nearby, while still being conveniently close to the town centre, airport, and railway station with direct links to St Pancras International. A must see home that truly stands out. Call Nova Estate Agents now to book a viewing.

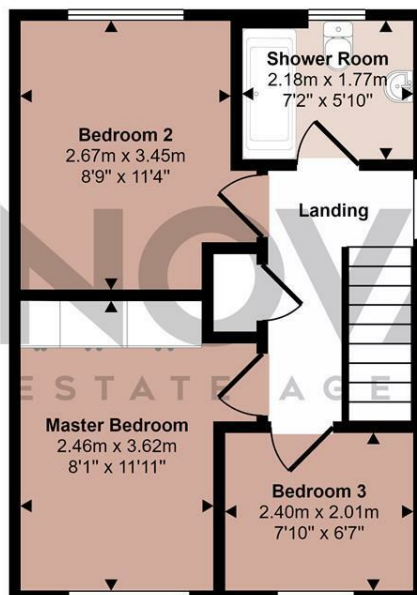
£390,000

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Immaculate Detached Home
- 3 Bedroom House
- Darley-Heights Wigmore Location
- Driveway For 3 Cars And Separate Garage
- New Kitchen & Bathroom
- Recently Refurbished To A Stylish & Unique Home
- Close to Local Schools, Gyms, Parks and Supermarkets

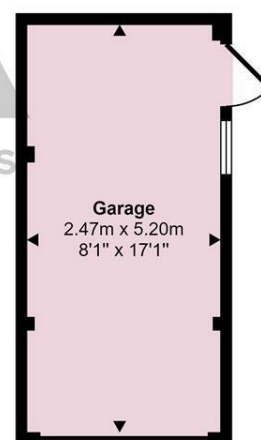
Approx Gross Internal Area  
86 sq m / 930 sq ft



**Ground Floor**  
Approx 37 sq m / 401 sq ft



**First Floor**  
Approx 36 sq m / 391 sq ft



**Garage**  
Approx 13 sq m / 138 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		
England & Wales		EU Directive 2002/91/EC