



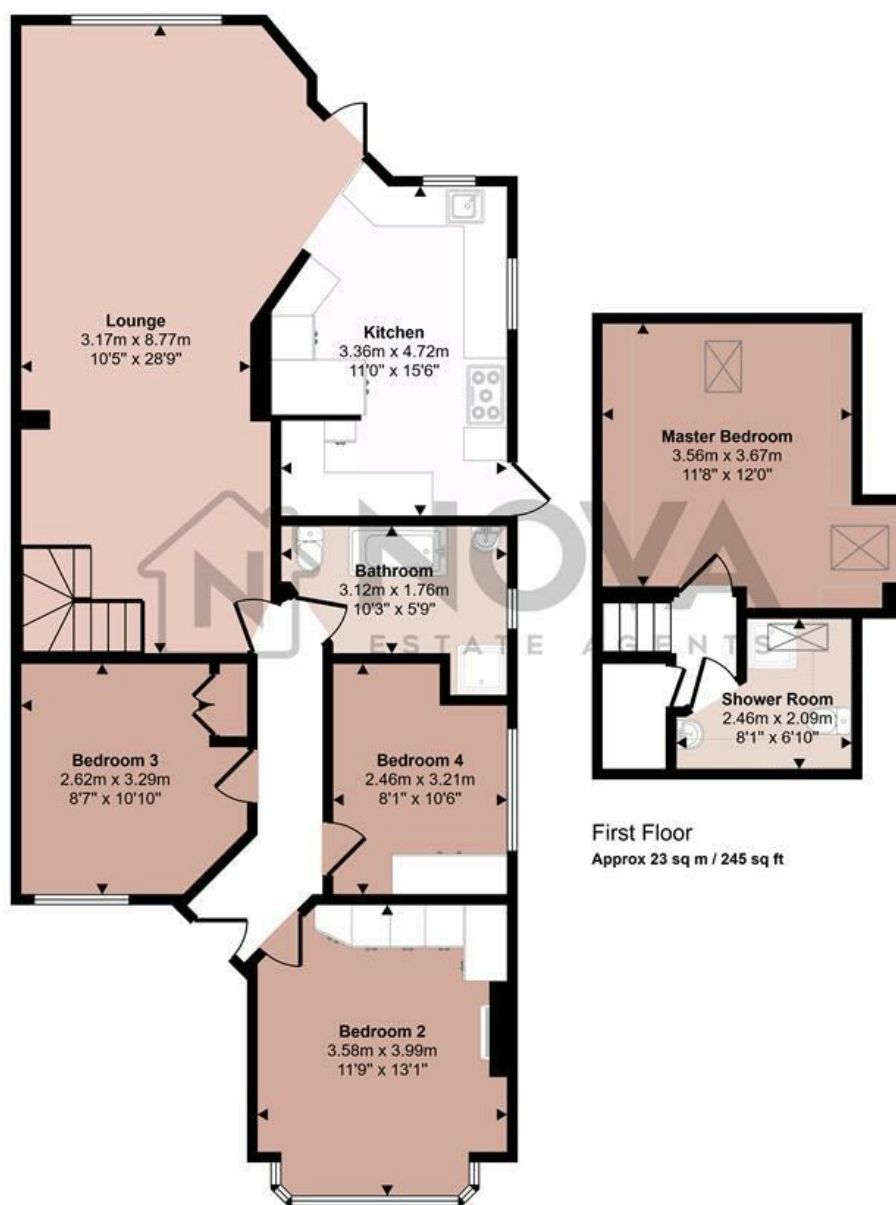
## 41 Exton Avenue, Luton, Beds, LU2 0LH

Nova Estate Agents are delighted to present this spacious and beautifully extended four bedroom detached bungalow on the popular Exton Avenue. This impressive home offers versatile single level living with three generously sized double bedrooms on the ground floor and a fourth double bedroom located in the loft, alongside a separate shower room. The property also features a large, modern kitchen with ample cupboard space, a spacious lounge and dining area, and a stylish four piece family bathroom. Set on a generous plot, it benefits from a private driveway and an expansive rear garden, perfect for outdoor entertaining or family life. Ideally situated close to local amenities, transport links, and well regarded schools, this property is perfect for families or those seeking flexible living space in a prime location. Contact Nova Estate Agents today to arrange a viewing.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Extensively Extended
- Driveway for 4 Cars
- 2 Bathrooms
- Large kitchen
- Immaculate Rear Garden
- Close to Local Amenities
- Detached 4 Bedroom Bungalow

£450,000

Approx Gross Internal Area  
115 sq m / 1241 sq ft



First Floor  
Approx 23 sq m / 245 sq ft

Ground Floor  
Approx 93 sq m / 996 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) <b>A</b>                          | <b>60</b> | <b>83</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<br>2002/91/EC |