



64 Hawthorn Avenue, Luton, Beds, LU2 8AN

Nova Estate Agents are delighted to present this well maintained three bedroom terrace home situated in the sought after Putteridge neighbourhood of Luton. This property offers exceptional value and is a must see.

This residence boasts contemporary decor, a stylish bathroom suite, a well-fitted kitchen/diner, and a large garden.

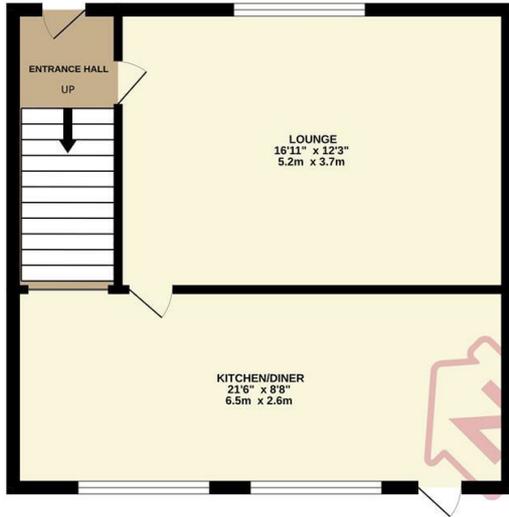
The property briefly comprises an entrance hall with stairs leading to the first floor, a comfortable lounge, a well appointed kitchen/diner, a landing with access to a partially boarded loft via a ladder, a modernised bathroom suite, and three generously proportioned bedrooms.

Additional advantages of this home include gas central heating via a combination boiler, double glazed windows and doors and a pebbled frontage providing ample off road parking.

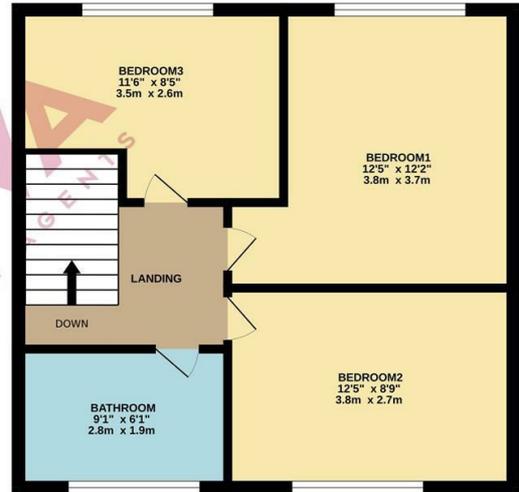
- Nova Estate Agents
- Available Mid May
- Driveway Parking
- Large Garden
- Part Furnished
- Great for Transport Links
- Press Play Button For 360° Walkaround Tour
- 3 Bedrooms

£1,600 Per month

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		