



## 34 Priestleys, Luton, Beds, LU1 5QL

Set in a popular part of Luton, this attractive three bedroom end of terrace home ticks all the boxes for modern family living. From the moment you step inside, you'll notice the bright and spacious feel throughout, with generous bedrooms, a sleek modern kitchen, and a beautifully refitted bathroom.

Outside, the property really shines, boasting a fantastic large rear garden, perfect for entertaining, family time, or future development. With plenty of space to extend (STPP), this home offers not only comfort now but exciting potential for the future.

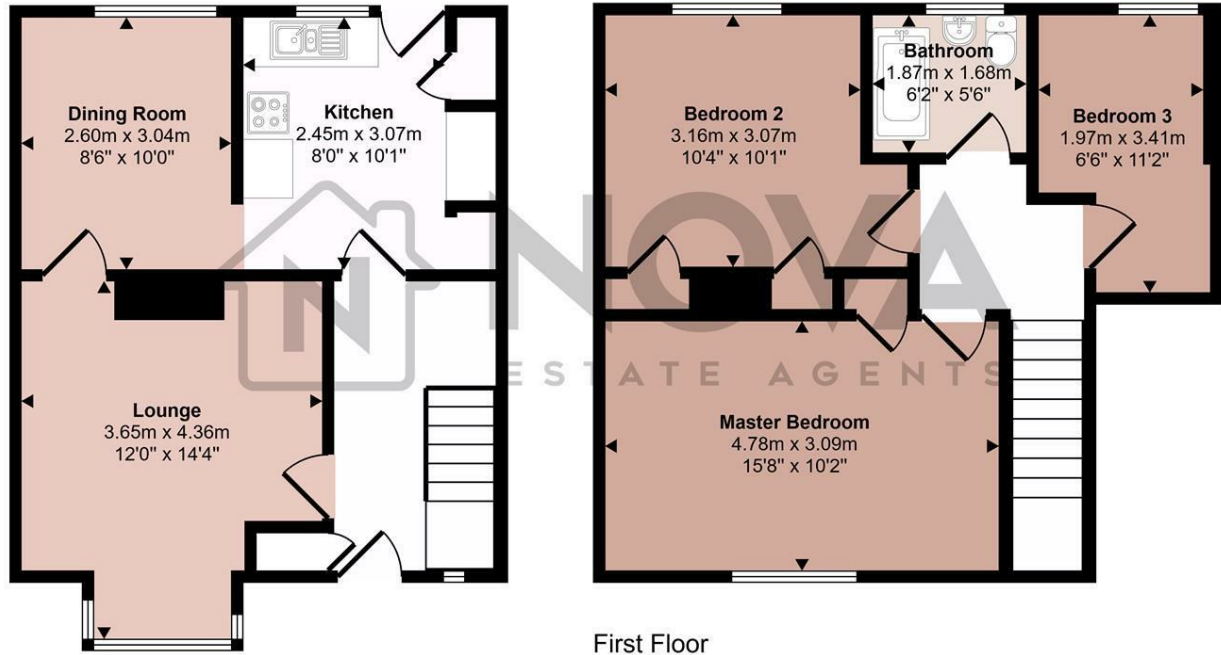
Further benefits include off-road parking, excellent condition throughout, and a location that puts you just moments from local amenities, schools, and Luton town centre, with great transport links on hand.

This is a home ready to move straight into with space, style, and room to grow. Call Nova Estate Agents now and book a viewing.

- Nova Estate Agents
- Generous Bedrooms Sizes
- End Of Terrace
- Potential To Extend(STPP)
- Driveway For 3 Cars
- Large Rear Garden
- Press Play Button For 360° Walkaround Tour
- Brilliant Local Amenities

£325,000

Approx Gross Internal Area  
85 sq m / 920 sq ft



Ground Floor  
Approx 40 sq m / 435 sq ft

First Floor  
Approx 45 sq m / 484 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	