



249 High Town Road, Luton, Beds, LU2 0BZ

****SPACIOUS PERIOD HOME WITH CHARACTER & CONTEMPORARY STYLE****

Nova Estate Agents are delighted to offer this updated bay-fronted period property, combining charm with modern comfort. Perfectly suited for families, commuters or investors, this generous home offers flexible living across an impressive layout.

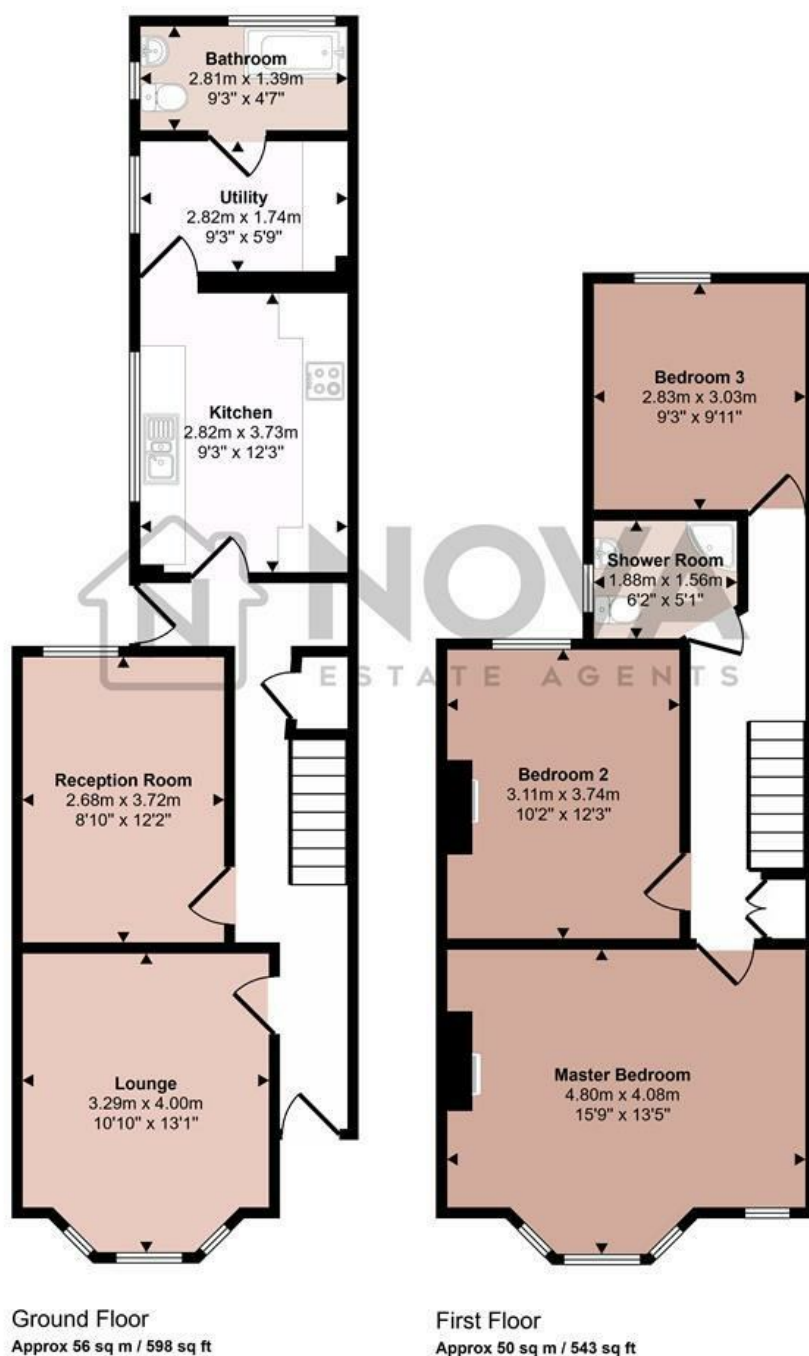
Inside, you'll find two inviting reception rooms both filled with natural light and classic features. The front living room enjoys a stunning bay window, while the separate dining room provides ample space for entertaining. The modern kitchen sits to the rear, complete with an integrated oven and hob and plenty of room for your everyday appliances. A handy utility room and a spacious ground floor family bathroom add to the home's practicality.

Upstairs, there are three well-proportioned double bedrooms, each offering a comfortable retreat,

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Large 3 Bedroom Home
- Bath & Showerroom
- Spacious Kitchen
- Utility Room
- Large Garden
- Walking Distance to Luton Station

£300,000

Approx Gross Internal Area
106 sq m / 1142 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	