



27 Broxley Mead, Luton, LU4 9HP

Located in the popular Leagrave area of Luton, this well presented two bedroom home is an appealing option for first time buyers and investors alike. The property is ideally positioned for easy access to local shops, schools, Leagrave Train Station and M1 Junction 11, making it a convenient base for commuters and families.

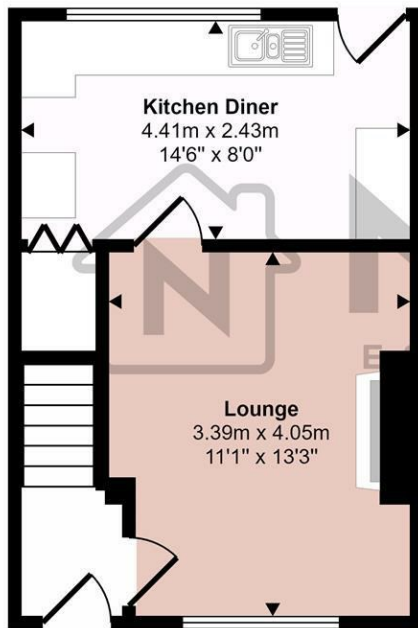
To the front of the property is a driveway offering valuable off street parking. Once inside, the ground floor features a comfortable living room, offering a bright and inviting space for everyday living or entertaining. The adjoining kitchen provides practical work surfaces and storage solutions and from here, you can step out to the private rear garden. This outdoor space offers a peaceful setting to unwind, dine outdoors or enjoy a spot of gardening.

Upstairs, the home benefits from two generously sized bedrooms, each providing flexibility for use as sleeping accommodation, a home office or hobby space. The family bathroom is also

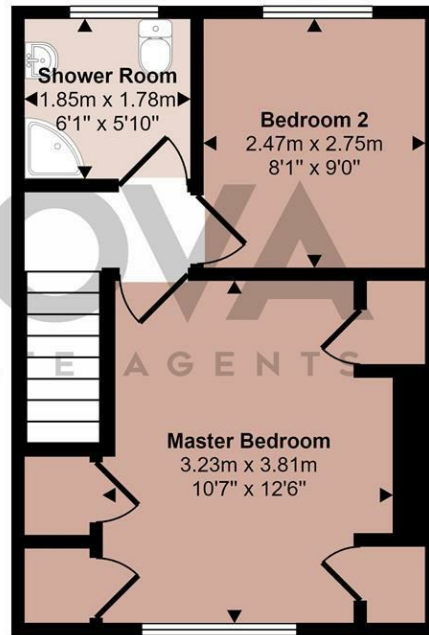
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Driveway Parking
- Chain Free!
- Low Maintenance Garden
- Close to Local Amenities
- 0.6 Miles to Leagrave Train Station

£250,000

Approx Gross Internal Area
59 sq m / 635 sq ft



Ground Floor
Approx 29 sq m / 312 sq ft



First Floor
Approx 30 sq m / 323 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	