



## 77 Bracklesham Gardens, Luton, LU2 8QJ

Nova are delighted to bring to the market this well presented and extended family home, ideally situated within walking distance of local schools and shops.

The property has been thoughtfully extended to create a superb open plan dining area, enhancing the ground floor space. Accommodation briefly comprises a spacious entrance hall with attractive wooden flooring, downstairs guest cloakroom, bright and cosy lounge.

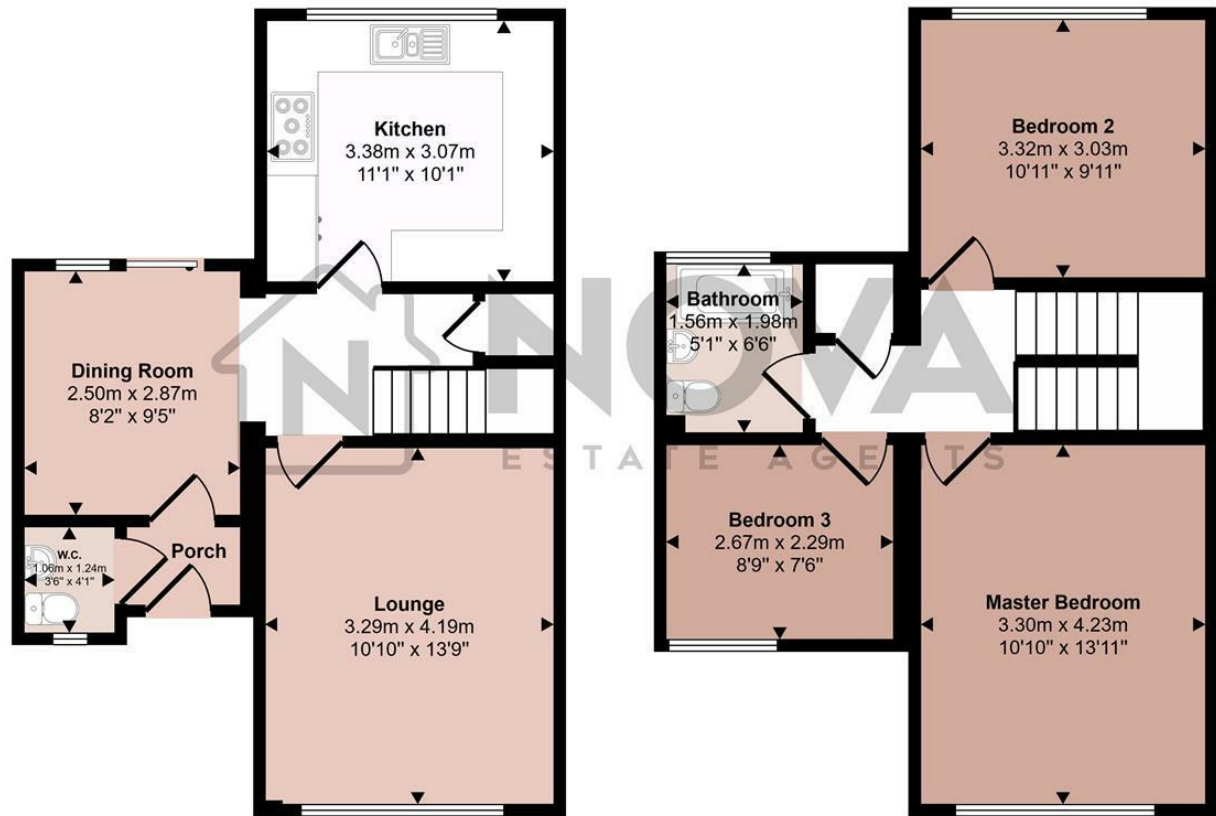
Double French doors from the dining space provide direct access to the rear garden, making it ideal for both family living and entertaining. The kitchen is also an excellent size and consists of modern range of eye and base level units with space for appliances and white goods.

To the first floor, the property continues to impress with three well proportioned double bedrooms. The family bathroom features a modern three piece white suite, fully tiled walls, and a

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Extended Family Home
- Popular Stopsley Area
- Driveway Parking
- Well Presented Throughout
- Large Kitchen
- Nearby to Well Regarded Schools & Parks

£360,000

Approx Gross Internal Area  
86 sq m / 926 sq ft



**Ground Floor**  
Approx 42 sq m / 454 sq ft

**First Floor**  
Approx 44 sq m / 471 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 