

2 Beds 1 Bathroom Open-plan reception

Are you looking for your first home in the Sundon Park area of Luton? Are you looking for an affordable starter home with easy access to London (via Leagrave Railway Station)? Are you a no chain buyer looking to move this summer?

This property is a superb opportunity for you if you are looking to become a home owner for the first time.

Currently a two bed semi, this property has ample room to extend out, and even build an annex (subject to planning consent)

In addition to the front garden, there is shared access to a private rear plot over 21metres in length (that's space for up to 6 cars!)

Secure front porch entry with access to stairwell and living room. Open plan reception area leading into a fully fitted kitchen, which together with gas central heating combines to create a warm homely welcome for you.

The master bedroom has not one, but two integral fitted wardrobes (ample storage for clothing). And there is a beautifully finished tiled bathroom with bath & shower over.



- Secure off-road parking
- Ultrafast city cable broadband available
- Council Tax band B
- Full EE, Three, O2 & Vodafone mobile coverage
- Local shops, nursery school, doctors & pharmacy within walking distance

This two bed semi could be your first step on the property ladder, affording you plenty of space to grow. Don't miss out: book your viewing today. For direct enquiries please text property number 1488915 to 07702492519



Property type	Semi-detached house
Total floor area	53 square metres

Rules on letting this property	
Properties can be let if they have an energy rating from A to E.	
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).	

Energy rating and score	
This property's energy rating is D. It has the potential to be B.	
See how to improve this property's energy efficiency .	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	44 D	55 B
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60