



## 86 St. Michaels Crescent, Luton, Bedfordshire, LU3 1NA

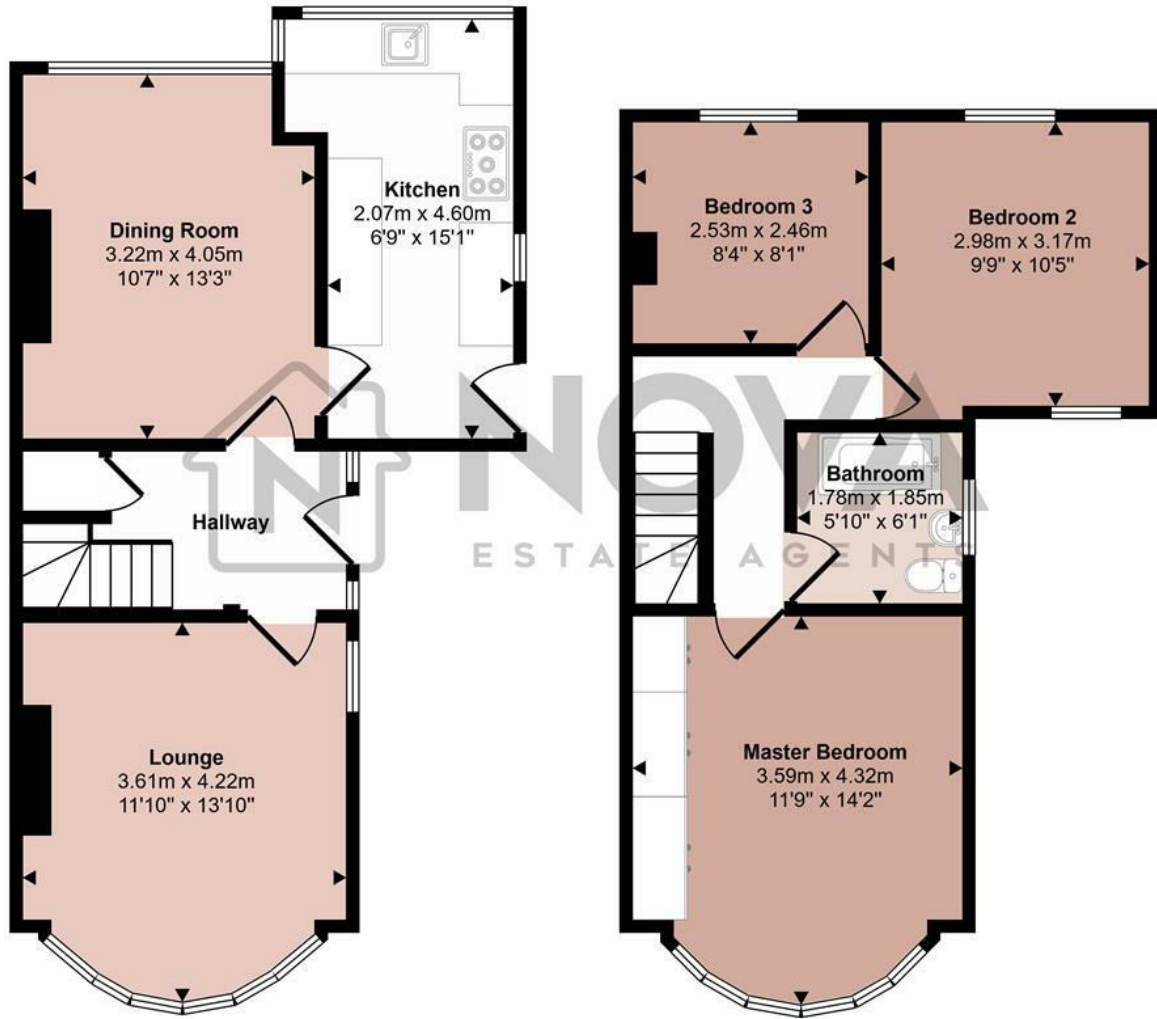
This fantastic 3 bedroom semi detached home on St. Michael's Crescent is perfect for families seeking a spacious, well kept property in a desirable location. In excellent condition and offered unfurnished, it features bright, modern living areas that you can easily personalise. The generous private garden is great for outdoor activities, relaxation, or entertaining guests.

The property also comes with off road parking, adding convenience for daily life. Located within a top school catchment area. The quiet, family friendly neighbourhood offers easy access to local amenities, parks and transport links, making it a great spot for anyone looking for a home with both space and convenience. Available mid August, this property is a wonderful opportunity for those looking to move into a well connected and peaceful area. Call Nova Estate Agents now to arrange a viewing.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- 3 Bedroom Semi-Detached
- Unfurnished
- Off Road Parking
- Large Private Garden
- Great School Catchment Area
- Immaculate Condition
- Available Mid August

£1,700 Per month

Approx Gross Internal Area  
85 sq m / 916 sq ft



Ground Floor  
Approx 45 sq m / 482 sq ft

First Floor  
Approx 40 sq m / 434 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			72
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	