



## 152 High Town Road, Luton, LU2 0DL

This spacious three bedroom mid-terrace home is ideally located on the ever popular High Town Road, just a five minute walk from Luton town centre and Luton train station, making it an excellent choice for commuters, families and investors alike.

The property offers generous living accommodation throughout, featuring a large open plan lounge/dining room that provides the perfect space for both everyday living and entertaining, alongside a spacious fitted kitchen with ample storage and worktop space.

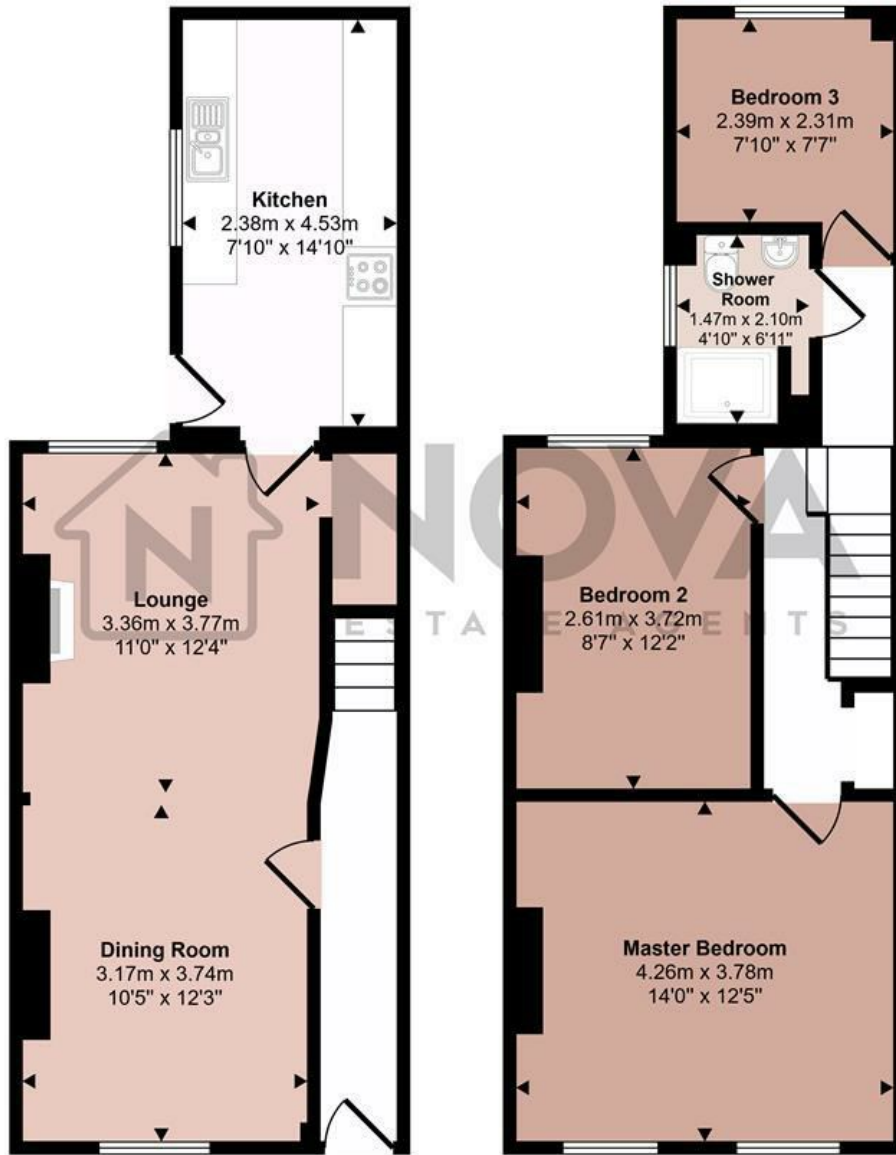
To the first floor are three well proportioned bedrooms and a family bathroom, offering comfortable accommodation for a growing family.

Outside, the property benefits from a private rear garden, providing an ideal space to relax or entertain during the warmer months. Subject to the necessary planning permissions, the

- Nova Estate Agents
- Three Generous Sized Bedrooms
- Upstairs Bathroom
- Open Plan Lounge/Diner
- Walking Distance To Train Station
- Potential To Extend
- Press Play Button For 360° Walkaround Tour
- Large Garden

£280,000

Approx Gross Internal Area  
88 sq m / 942 sq ft



Ground Floor  
Approx 44 sq m / 469 sq ft

First Floor  
Approx 44 sq m / 473 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	