



**NOVA**  
ESTATE AGENTS



## 1 Farmbrook, Luton, LU2 7SQ

Situated on Farmbrook, within the highly sought after Bushmead area of Luton this well presented three bedroom linked detached home occupies a generous corner plot and is offered in excellent condition throughout.

The property benefits from a spacious and practical layout, with a bright and welcoming lounge leading through to a dining area, ideal for both everyday living and entertaining. The kitchen is modern and well maintained, and there is the added convenience of a downstairs WC.

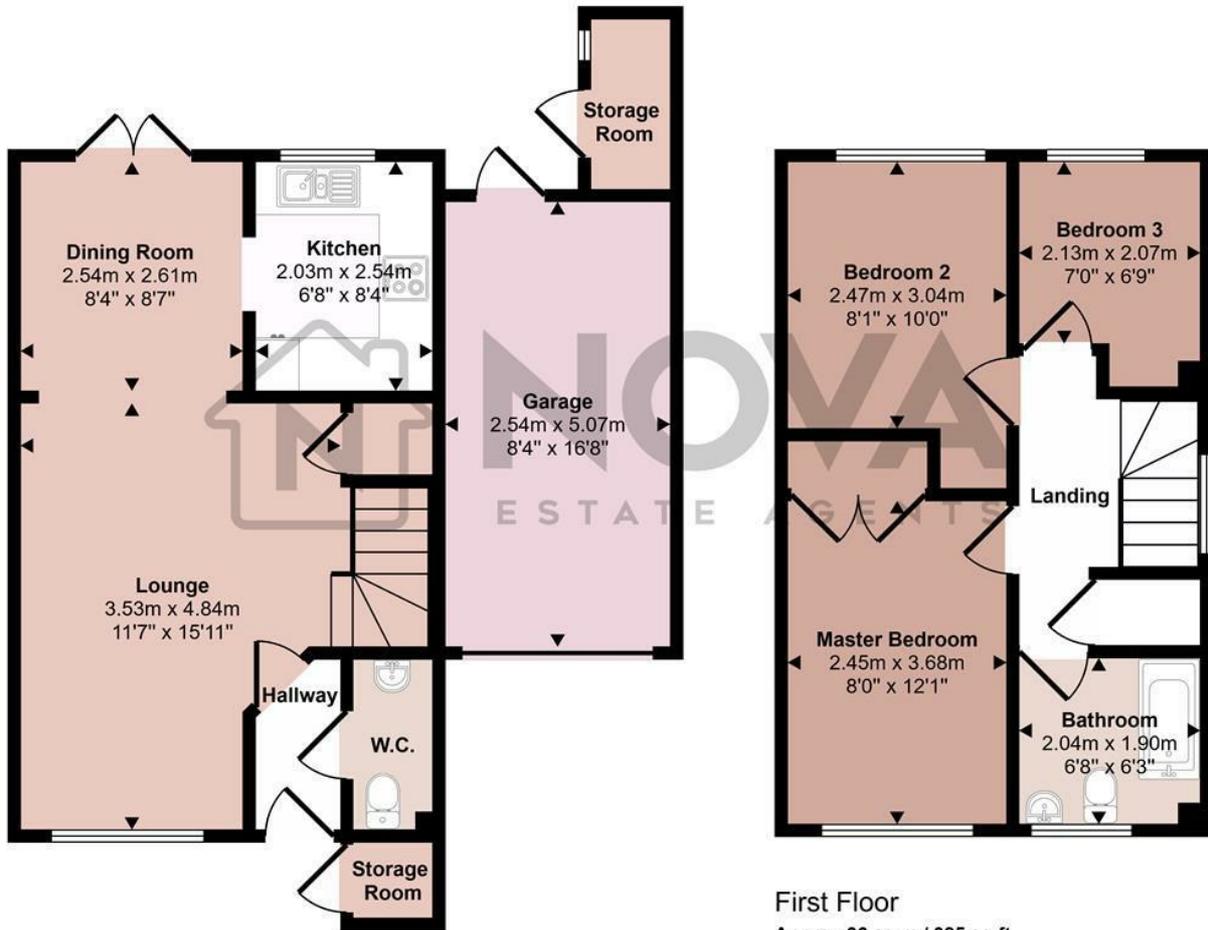
Upstairs offers three well proportioned bedrooms and a family bathroom, making it a perfect option for families, upsizers or buyers looking for a home ready to move straight into.

Positioned on a corner plot, the property enjoys additional outdoor space compared to many neighbouring homes, along with a garage and off road parking.

- Nova Estate Agents
- Link Detached
- Garage & Off Road Parking
- Generous Sized Bedrooms
- Downstairs WC & Upstairs Bathroom
- Fantastic Condition Throughout
- Press Play Button For 360° Walkaround Tour
- Popular Bushmead Location

£350,000

Approx Gross Internal Area  
88 sq m / 946 sq ft



**Ground Floor**  
Approx 52 sq m / 561 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>			<b>85</b>
(69-80) <b>C</b>		<b>69</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	