



270 Devon Road, Luton, LU2 0RY

This attractive 3/4 bedroom terraced home is ideally located within close proximity to Luton Parkway train station, offering excellent transport links to London, the airport and the town centre.

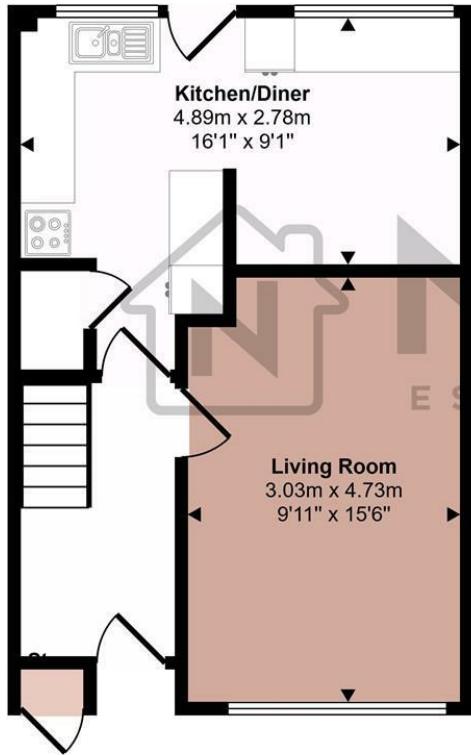
The property offers a flexible layout, featuring a spacious reception room currently utilised as an additional bedroom, alongside a bright kitchen/diner that opens directly onto the rear garden, creating a light and welcoming space.

Upstairs are three well proportioned bedrooms, making the home perfect for families or investors, with potential for conversion to an HMO (House of Multiple Occupation), subject to the relevant licensing and permissions. A well-appointed family bathroom further enhances the practicality of the accommodation.

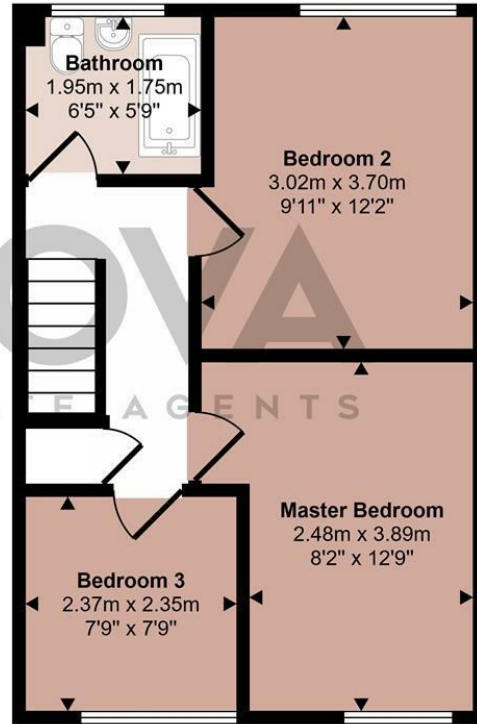
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- 3/4 Bedroom Modern Home
- Popular Stopsley Location
- Large Garden With Views
- Potential for HMO Conversion
- Close To Transport Links
- Well Presented Throughout
- Chain Free!

£280,000

Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 36 sq m / 393 sq ft



First Floor
Approx 38 sq m / 414 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			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		