



**NOVA**  
ESTATE AGENTS



## 70 Roman Road, Luton, LU4 9DN

Situated within walking distance of Leagrave Train Station, this attractive three bedroom family home is offered to the market in excellent condition. Having been recently renovated in key areas to a high standard, the property combines modern finishes with spacious and practical family living.

The ground floor accommodation comprises an entrance hall, modern lounge, open plan kitchen diner. The stylish modern kitchen has been upgraded and extends into a useful rear extension, creating a bright and versatile space ideal for everyday family life.

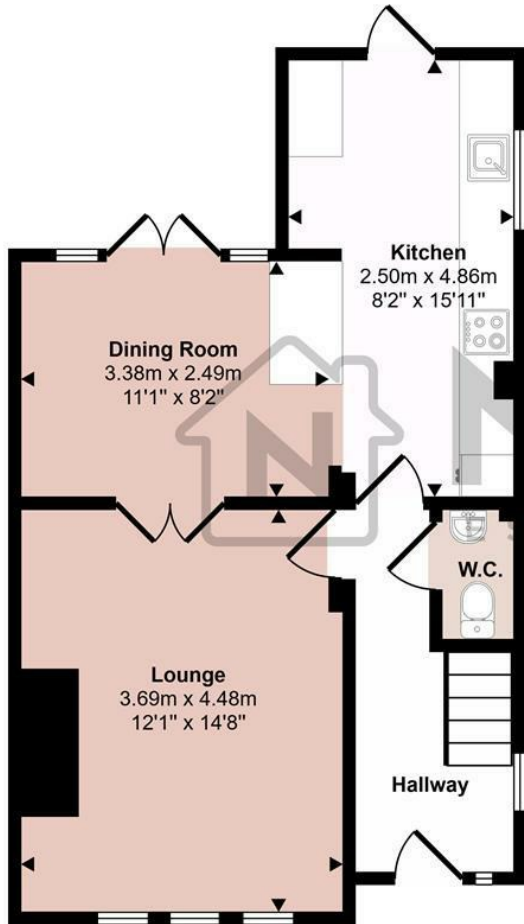
To the first floor are three good sized bedrooms and a contemporary family bathroom finished to a modern standard.

Externally, the property benefits from a driveway providing off road parking for multiple vehicles

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Recently Renovated
- Less Than 1 Mile to Leagrave Train Station
- High Specification Finishes Throughout
- Driveway Parking
- Large Garden
- Modern Kitchen and Bathroom
- Excellent School Catchment

£350,000

Approx Gross Internal Area  
84 sq m / 903 sq ft



**Ground Floor**  
Approx 44 sq m / 478 sq ft



**First Floor**  
Approx 39 sq m / 425 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>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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	