



## 21 Seymour Road, Luton, LU1 3NL

Situated on the ever popular Seymour Road in Luton, this spacious three bedroom semi-detached home offers generous living space and fantastic future potential.

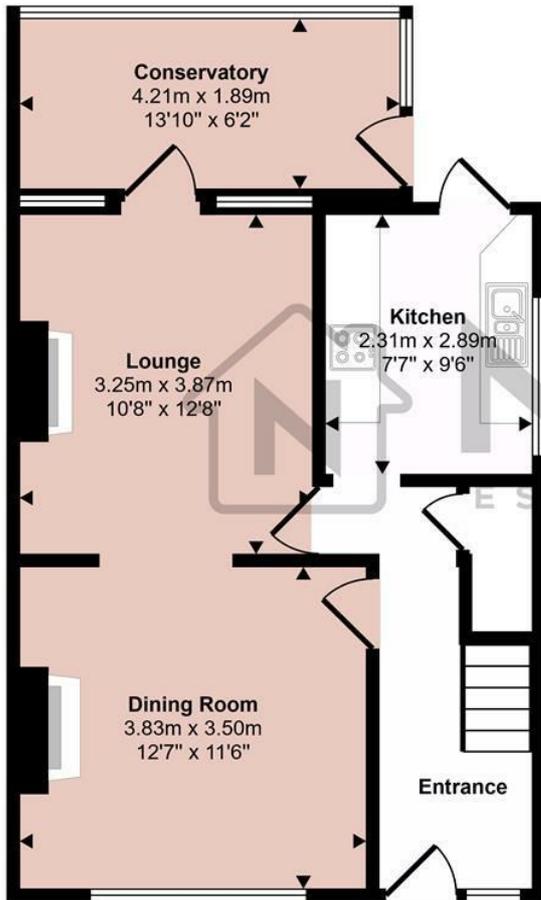
The property benefits from a driveway to the front, providing convenient off road parking and internally offers two well proportioned reception rooms, ideal for both family living and entertaining. The layout flows well and provides flexibility depending on your needs whether that's a separate lounge and dining room or a home office setup.

Upstairs you'll find three genuine double bedrooms, making it perfect for growing families or buyers wanting extra space. To the rear is a substantial garden, a real standout feature, Offering plenty of room for outdoor entertaining, children to play, or scope for further development (subject to the usual planning permissions). With clear potential to extend, this property presents an excellent opportunity for buyers looking to add value and create their ideal long term

- Nova Estate Agents
- Two Reception Rooms
- Three Double Bedrooms
- Large Rear Garden
- Driveway For Two Cars
- Potential To Extend
- Press Play Button For 360° Walkaround Tour

£350,000

Approx Gross Internal Area  
96 sq m / 1028 sq ft



Ground Floor  
Approx 52 sq m / 559 sq ft



First Floor  
Approx 44 sq m / 469 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	