



70 Williton Road, Luton, LU2 9EJ

Situated in the ever popular LU2 area of Luton, this spacious three bedroom semi-detached family home is offered to the market chain free, making it an ideal purchase for families, first time buyers and investors alike.

The property boasts three generously sized bedrooms, providing comfortable accommodation for the whole family. Downstairs, there are two versatile reception rooms offering flexible living and entertaining space, alongside a superb kitchen/diner that serves as the heart of the home, perfect for family meals and social occasions.

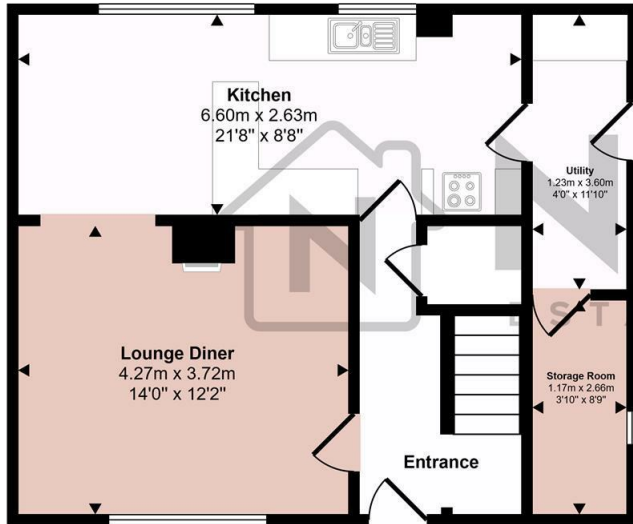
Externally, the property benefits from a substantial rear garden, offering plenty of space for children to play, outdoor entertaining or future landscaping potential.

Conveniently located close to well regarded schools, local amenities, transport links and Luton

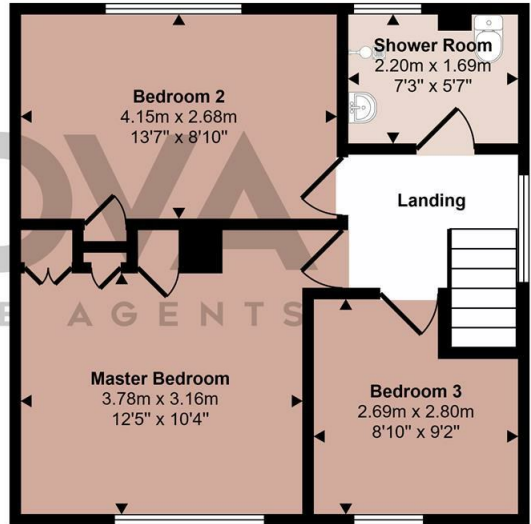
- Nova Estate Agents
- Non-Standard Construction
- Semi-Detached
- Three Generous Sized Bedroom
- Large Garden
- Open Plan Kitchen/Diner
- Press Play Button For 360° Walkaround Tour

£270,000

Approx Gross Internal Area
94 sq m / 1016 sq ft



Ground Floor
Approx 51 sq m / 549 sq ft



First Floor
Approx 43 sq m / 467 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	