2 Honeygate, Luton

Luton

£400,000

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Luton

This spacious three-bedroom detached house presents a rare opportunity to secure a chain-free property with tremendous potential for extension, making it an ideal choice for families and investors alike. Set in a peaceful cul de sac, the home offers a quiet retreat while remaining just a one-minute walk from the local college, ensuring convenience for students and professionals. The property features a bright and airy living room with large windows that allow natural light to flood the space, a well-proportioned kitchen with ample storage, and a separate dining area perfect for entertaining or family meals. Upstairs, three generously sized bedrooms provide comfortable accommodation, each with built-in storage and pleasant outlooks over the surrounding neighbourhood. The family bathroom is finished with quality fittings, and the property benefits from additional storage throughout. With its car port, the home offers secure off-street parking, and the layout presents significant scope for future extension or reconfiguration, subject to the necessary planning permissions. This is a fantastic investment opportunity in a sought-after location, close to reputable schools, local shops, and excellent transport links.

The outside space is equally impressive, beginning with a well-maintained front garden that enhances the property's kerb appeal and provides a welcoming approach. The garden is mainly laid to lawn, bordered by mature shrubs and flowering plants that create a sense of privacy and tranquillity. There is ample space for additional landscaping or the creation of a driveway, should you wish to further increase parking facilities. The car port is conveniently positioned to the side of the property, offering sheltered parking and easy access to the main entrance. The rear garden, accessible from both the kitchen and dining area, is a generous size and offers a blank canvas for outdoor dining, play areas, or future extensions. Established trees and fencing provide seclusion, making this a safe and enjoyable space for children and pets. The garden's orientation ensures plenty of sunlight throughout the day, making it ideal for gardening enthusiasts or those who enjoy relaxing outdoors. With its combination of space, privacy, and potential, the outside area perfectly complements the home's interior, providing an excellent setting for family life or entertaining guests.

- chain free property
- huge potential to extend

Entrance Hall

Kitchen
11' 2" x 10' 9" (3.41m x 3.27m)

Conservatory
16' 6" x 8' 8" (5.02m x 2.64m)

Cloakroom

Dining Room
11' 8" x 10' 11" (3.55m x 3.34m)

Living Room
16' 2" x 15' 6" (4.94m x 4.73m)

Landing

Wet Room
8' 6" x 6' 8" (2.59m x 2.02m)

Bedroom One
13' 6" x 11' 6" (4.11m x 3.50m)

Bedroom Two
12' 4" x 10' 11" (3.77m x 3.32m)

Bedroom Three
11' 0" x 10' 0" (3.36m x 3.06m)

Barton Road
197B Barton Road,
Luton, LU3 2JN

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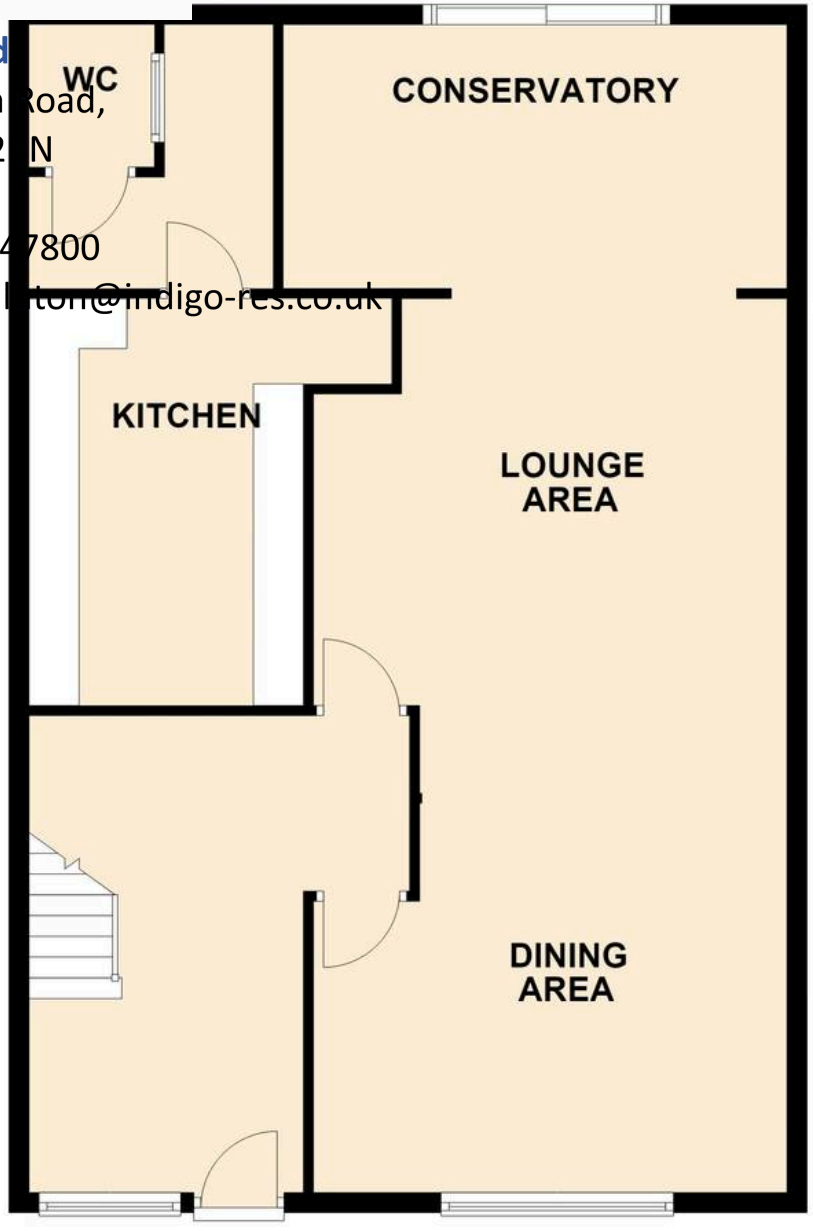
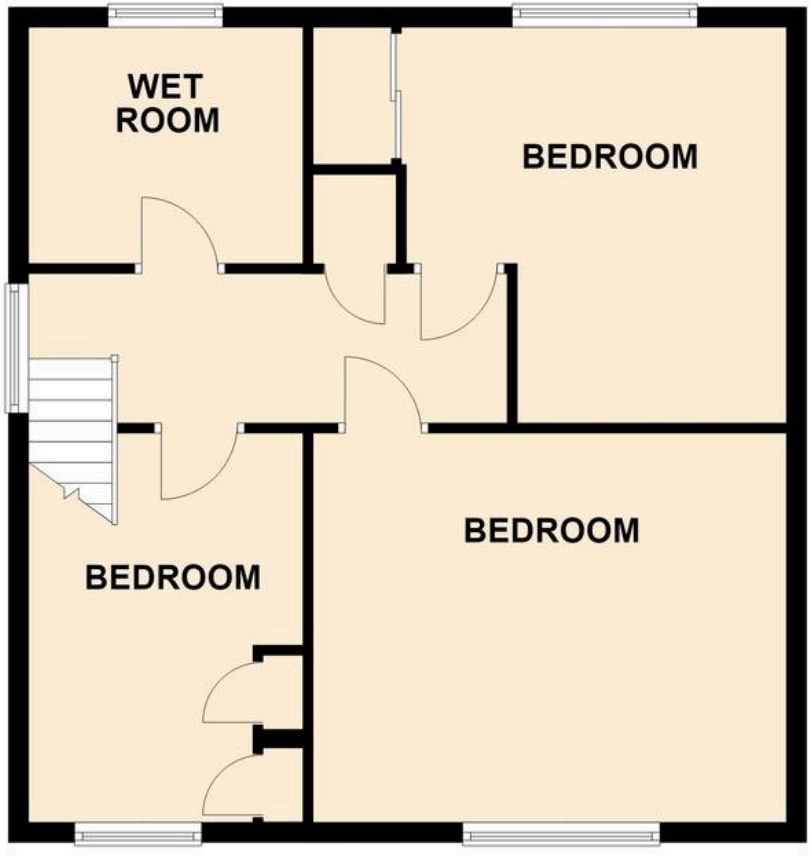
GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 152.0 SQ. METRES (1636.4 SQ. FEET)

This floorplan has been created for guidance only
Plan produced using PlanUp.