



## 20 Wardown Crescent, Luton, LU2 7JS

Situated on the ever popular Wardown Crescent in Luton, this spacious three bedroom semi detached home offers excellent living space, a generous plot and fantastic potential to extend (subject to the usual planning permissions).

The property features a large kitchen, providing ample space for family living, along with a brick built conservatory to the rear which adds valuable additional reception space and overlooks the garden.

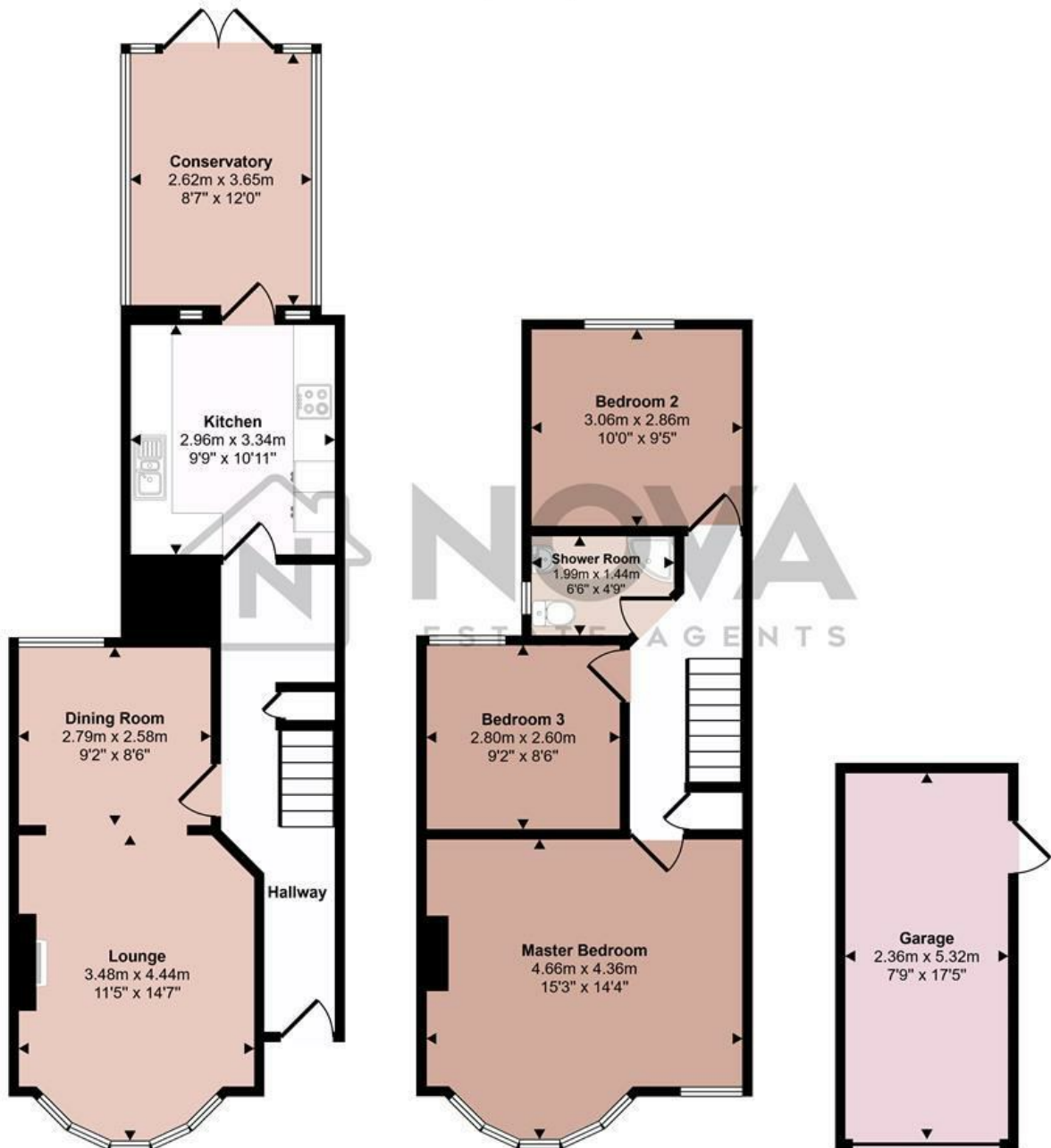
Upstairs, there are three well proportioned bedrooms, all offering comfortable accommodation for a growing family.

Externally, the property truly stands out, boasting a long, flat rear garden ideal for families, entertaining or future development along with a garage and off-road parking for up to four

- Nova Estate Agents
- Semi Detached
- Impressive Long, Flat Rear Garden
- Driveway & Garage
- Three Generous Sized Bedrooms
- Press Play Button For 360° Walkaround Tour

£400,000

Approx Gross Internal Area  
110 sq m / 1186 sq ft



**Ground Floor**  
Approx 53 sq m / 566 sq ft

**First Floor**  
Approx 45 sq m / 485 sq ft

**Garage**  
Approx 13 sq m / 135 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>			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		