NOVA
ESTATE AGENTS









# 89 Bracklesham Gardens, Luton, Beds, LU2 8QJ

Situated within a quiet cul-de-sac in the popular Stopsley area of Luton, this attractive three bedroom semi detached home offers spacious and versatile living accommodation, a private rear garden and an excellent location close to local amenities. Benefiting from a driveway and detached garage, the property is an ideal choice for families and professionals looking for a comfortable and well-located home.

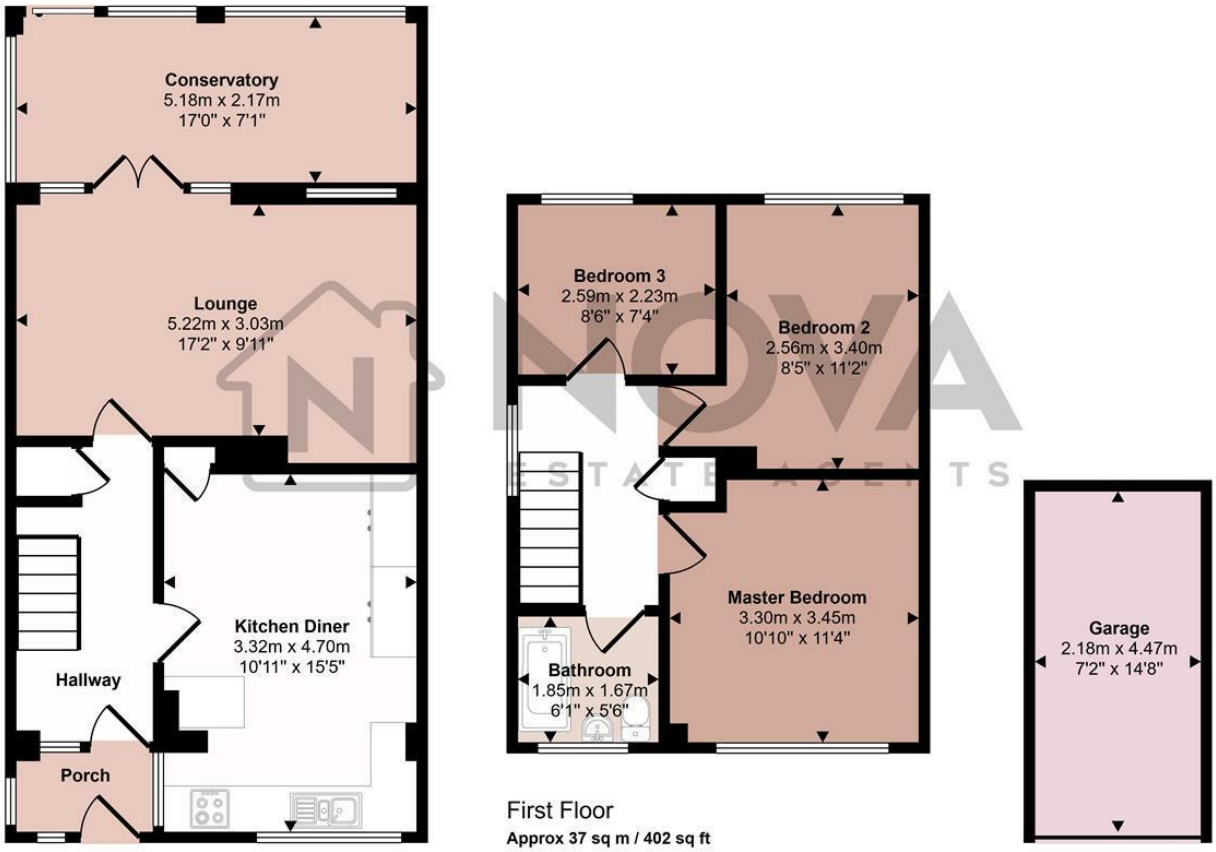
The accommodation is well arranged and provides plenty of flexibility to suit modern family life. On the ground floor, two separate reception rooms offer versatile spaces for relaxing, dining and entertaining, with the option to utilise one as a dedicated home office or playroom if required. The kitchen provides a practical layout with ample space for everyday use.

To the first floor are three well proportioned bedrooms, offering comfortable accommodation for families or those requiring additional space. A family bathroom serves the bedrooms and

£1,600 Per month

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Ideal Family Home
- Popular Stopsley Location
- Large Modern Kitchen
- Conservatory
- New Carpets
- Long Driveway and Garage
- Positioned in a Quiet Cul-de-sac
- Available Now

**Approx Gross Internal Area**
**103 sq m / 1111 sq ft**

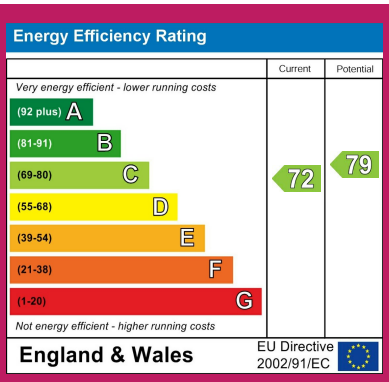



Ground Floor
**Approx 56 sq m / 605 sq ft**

First Floor
**Approx 37 sq m / 402 sq ft**

Garage
**Approx 10 sq m / 105 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.




Suite 414, Jansel House 648 Hitchin Road, Luton, Beds, LU2 7XH
Tel: 01582 250111 Email: ali@nova-ea.com