

3 Bed Semi-Detached In Rossfold Road , Luton, LU3 3HH

£365,000



SHORT DESCRIPTION

Property Ref: 17515 Refurbished three bedroom semi-detached home on a generous corner plot in sought-after Sundon Park, featuring a refurbished kitchen and shower room, conservatory, garage with new roof, driveway for two cars and superb scope to extend (STPP). ****Key Features**** - Three bedroom semi-detached home on a corner plot - Refurbished kitchen and shower room - An Entrance Porch - Open plan reception room plus conservatory - Separate utility space - New triple glazed windows with 10-year

warranty - Large front and rear gardens - Garage with new roof, second small storage and driveway for two cars - Potential to extend to the side, rear and loft (STPP) - Walkable distance to Leagrave Thameslink station - Walking distance to shops, supermarket and schools ****Full Description**** Offered to the market in excellent condition, this newly refurbished three bedroom semi-detached home occupies an enviable corner plot in the highly regarded Sundon Park area of Luton. Offering approximately 82 sq m (plus 12 sq m of Conservatory) is well-balanced accommodation, generous gardens and outstanding potential to extend, this is an ideal home for families, first-time buyers and investors alike. Early viewing is highly recommended to avoid disappointment. The ground floor opens into a welcoming entrance hallway with practical underfloor storage. There are two separate reception rooms, a comfortable lounge and a dining room, giving flexible space for everyday living and entertaining. The kitchen has been refurbished one year ago with built-in hob and extractor and there is a separate utility space for the washing machine keeping the kitchen clutter-free. Both the kitchen and dining room open into the conservatory, which enjoys views over the rear garden and provides a bright additional living area. Upstairs, there are three generously sized bedrooms and a newly fitted shower room. The property also benefits from brand new triple glazed windows backed by a 10-year warranty, providing excellent thermal efficiency and noise reduction, alongside gas central heating throughout, plus convenient front and rear access. Externally, the corner position delivers a large front garden and a private rear garden. A separate garage, fitted with a new roof six months ago, sits alongside a driveway providing off-road parking for two cars. The plot offers clear potential to extend to the side and rear, while the notably larger and higher loft space lends itself well to a loft conversion, all subject to the usual planning permissions. ****Location**** Sundon Park is one of north Luton's most popular residential areas, with everyday amenities right on the doorstep. The local precinct at Hill Rise and Sundon Park Road offers convenience stores, takeaways, a petrol station, a community centre and a large Aldi, all within walking distance. Families are well served by Parklea Primary School and Lealands High School, both within the district. For commuters, Leagrave Thameslink station is at walkable distance, offering direct services into London, and Junction 11 of the M1 is close by. A bus stop on the main road provides easy links into Luton town centre, while Leagrave Park offers sports pitches and open green space nearby. Early viewing is highly recommended. Property Type: Semi-detached Full selling price: £365000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: C EPC rating: D Measurement: 882.641 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Driveway, Off street, On street Heating Type: Central, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

3

Bed Room(s)

1

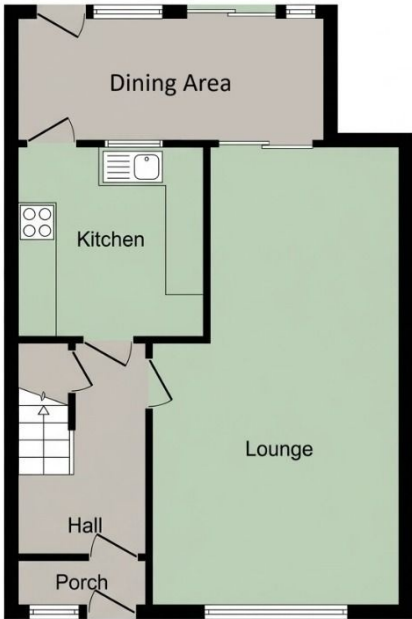
Bath Room(s)

1

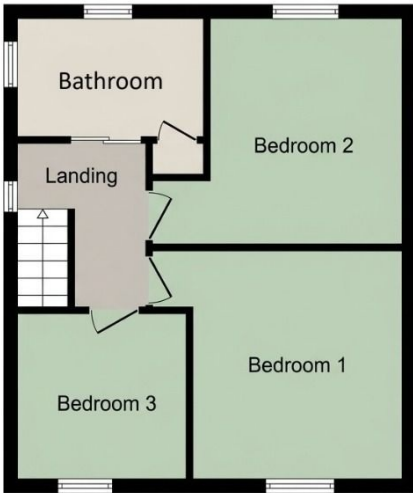
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



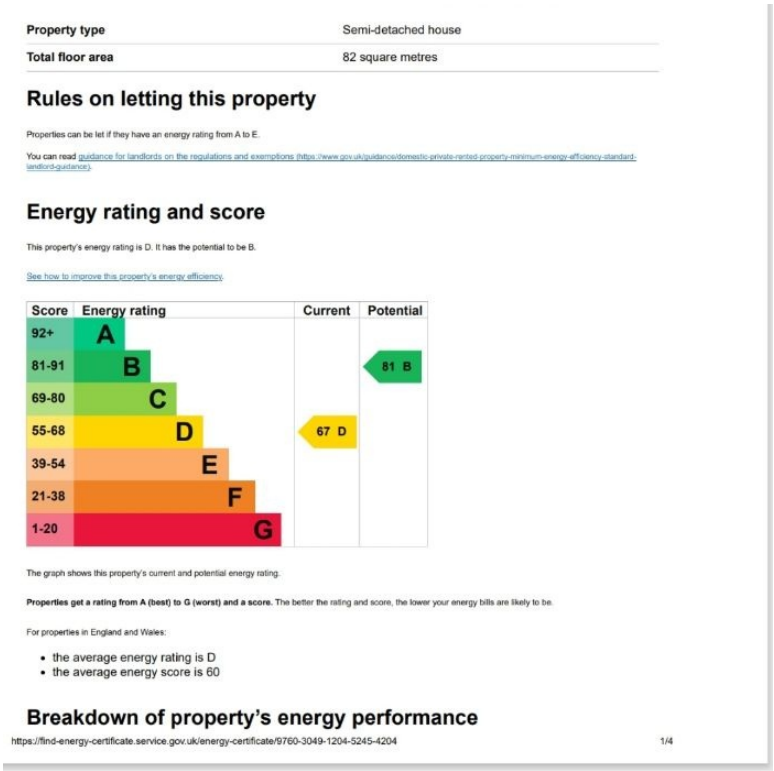
Ground Floor



First Floor

EPC GRAPH

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