



## 2 Thornhill Place, Luton, LU4 8FB

Situated in the sought after private close of Thornhill Place, just off Thornhill Road, this immaculate and beautifully presented two bedroom modern home offers stylish and comfortable living in a highly convenient location.

The property benefits from two generous double bedrooms and a contemporary family bathroom on the first floor. On the ground floor, you are welcomed by a bright entrance hallway leading to a spacious lounge, a very modern fitted kitchen, and the added convenience of a downstairs cloakroom.

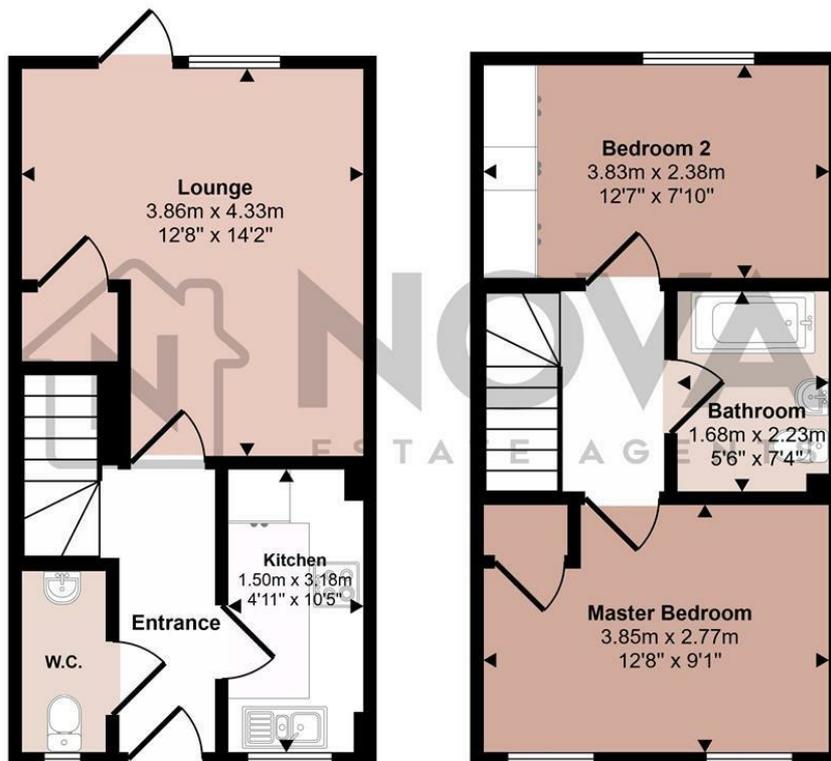
Externally, the home features a low maintenance rear garden, ideal for relaxing or entertaining, as well as a private driveway providing off road parking.

Ideally positioned close to local schools, shops and a range of everyday amenities, this fantastic

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Immaculate Modern Home
- 2 Double Bedrooms
- Driveway For Parking
- Downstairs Cloakroom
- Good Size Rear Garden
- Great Location Close To Schools and Amenities

£275,000

Approx Gross Internal Area  
59 sq m / 630 sq ft



Ground Floor  
Approx 29 sq m / 313 sq ft

First Floor  
Approx 29 sq m / 317 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			92
(81-91) B		78	
(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	