



## 37 Alexandra Avenue, Luton, LU3 1HE

An extended and immaculately presented three bedroom semi-detached house on Alexandra Avenue, offering generous living space and excellent potential.

The property features a large rear extension, creating a bright and spacious reception area in addition to the open-plan kitchen and dining area, perfect for modern family living. To the front, there is a sizeable reception room ideal for relaxing or entertaining.

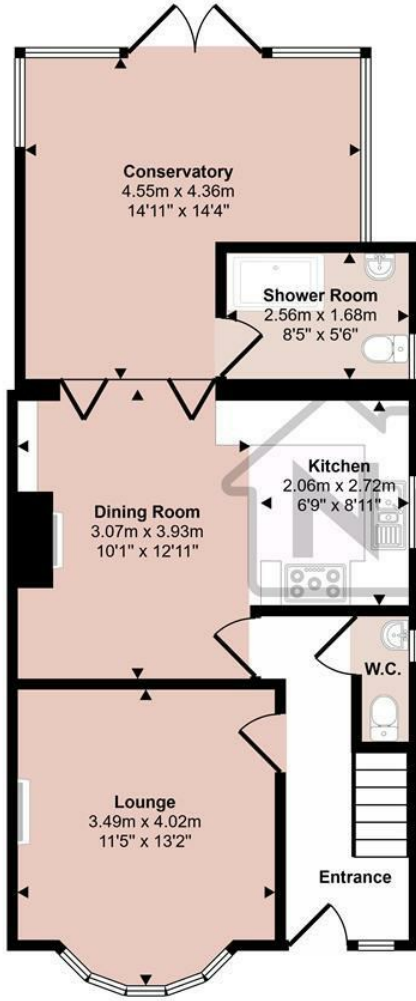
Upstairs, there are three well proportioned bedrooms, along with an additional loft room complete with its own shower room, providing versatile extra space for guests, a home office, or a growing family.

Further benefits include a downstairs shower room and a separate ground floor cloakroom for added convenience.

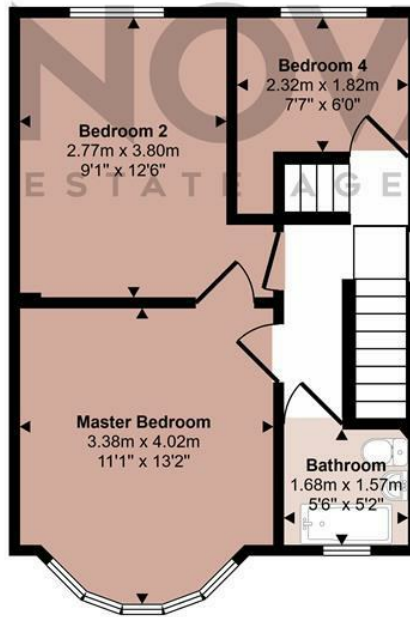
- Nova Estate Agents
- Extended 3 Bedroom Semi Detached Home
- Large Gardens With Space To The Side to further Extend STPP
- Loft Room with Shower Room
- Garage to The Side
- Driveway for 3 Cars
- Very Popular Location
- Downstairs Shower Room, Downstairs Cloak Room, Family Bathroo & 3rd Floor Shower Room And
- Walking Distance of Outstanding Ofsted Rated School.

£450,000

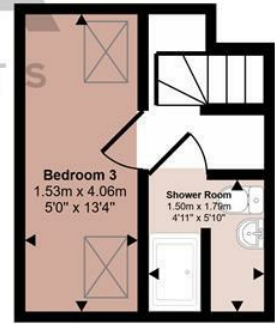
Approx Gross Internal Area  
113 sq m / 1220 sq ft



Ground Floor  
Approx 62 sq m / 666 sq ft



First Floor  
Approx 39 sq m / 419 sq ft



Second Floor  
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>		79
(55-68) <b>D</b>	64	
(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	