



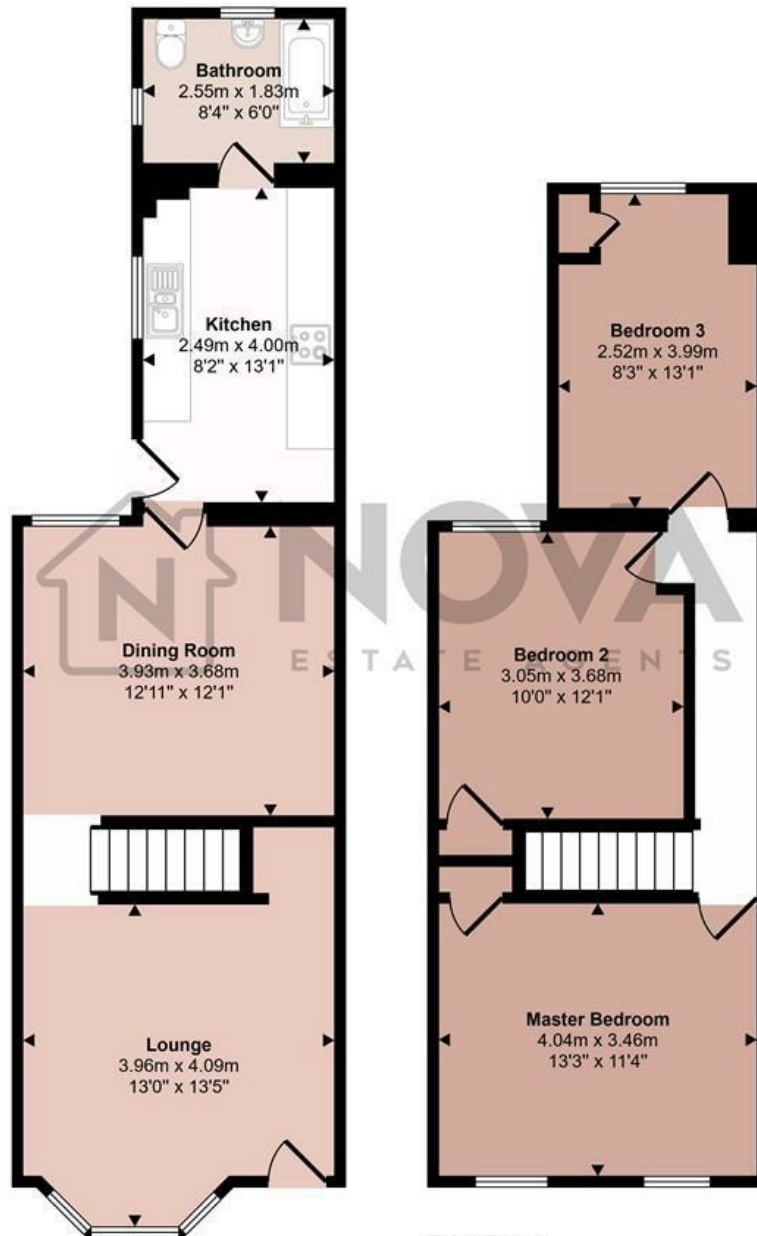
67 Clarendon Road, Luton, LU2 7PJ

Nova Estate Agents are delighted to offer for sale this spacious and well maintained three bedroom family home, ideally located on the popular Clarendon Road, just a short distance from Wardown Park, Luton Train Station and The Mall shopping centre. Boasting three genuine double bedrooms, two large separate reception rooms, a generously sized kitchen and a private rear garden, this fantastic property offers an abundance of living space in a highly convenient location. Further benefits include on road permit parking and the added advantage of being offered CHAIN FREE, making this an opportunity not to be missed!

- Nova Estate Agents
- Chain Free
- 3 Double Bedrooms
- 2 Large Reception Rooms
- Permit Parking
- Close to Train Station And Wardown Park
- Great Local Amenities Including Schools, Parks and The Mall
- Press Play Button For 360° Walkaround Tour

£300,000

Approx Gross Internal Area
94 sq m / 1016 sq ft



Ground Floor
Approx 50 sq m / 543 sq ft

First Floor
Approx 44 sq m / 472 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		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	