



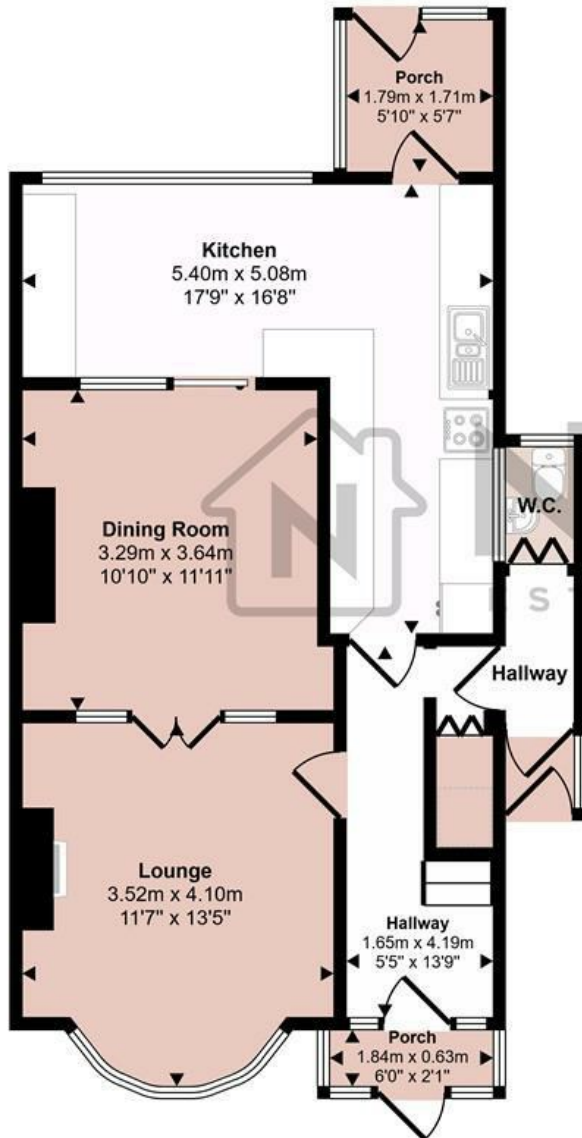
## 286 Park Street, Luton, LU1 3HD

This chain free three bedroom semi detached house on the popular Park Street in Luton offers two spacious reception rooms, an extended kitchen, a convenient downstairs cloakroom, two double bedrooms, one single bedroom and a family bathroom upstairs. The property also boasts a large rear garden and permit parking. Ideally located close to local amenities, including Chiltern Academy, Luton train station, and just around the corner from the sought after Cutenhoe Road. This home presents an excellent opportunity for families, first time buyers or investors. With its desirable location and no onward chain, this property is expected to sell quickly. Call Nova Estate Agents now to book a viewing.

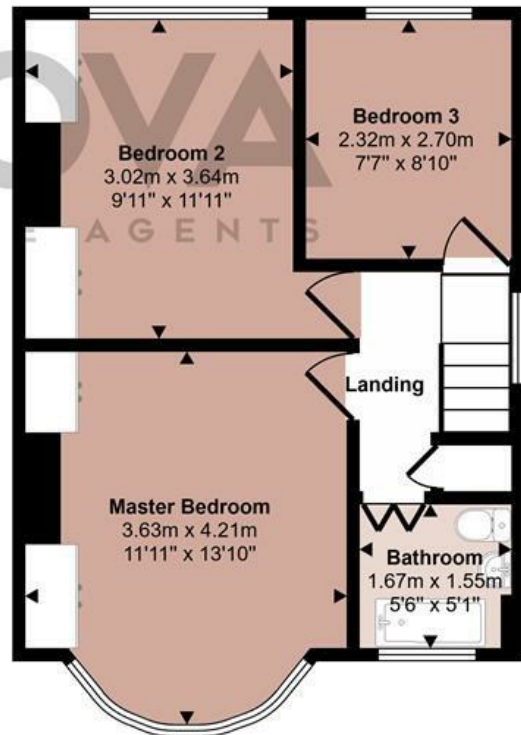
£300,000

- Nova Estate Agents
- 3 Bedroom Semi Detached
- 2 Reception Rooms
- Chain Free
- Large Rear Garden
- Downstairs Cloakroom
- Extended Kitchen
- Close to Local Amenities Including Schools and Park Way Train Station
- Permit Parking

Approx Gross Internal Area  
101 sq m / 1092 sq ft



**Ground Floor**  
Approx 61 sq m / 657 sq ft



**First Floor**  
Approx 40 sq m / 435 sq ft

Denotes head height below 1.5m

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>		
(55-68) <b>D</b>		
(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	