



## 38 Brunel Road, Luton, LU4 0RX

This well presented three bedroom semi-detached home on Brunel Road offers space, comfort and great potential, ideal for families or professionals.

The property features two reception rooms, three good sized bedrooms and laminated flooring throughout. All doors and windows have been recently replaced with high quality double glazing, providing excellent insulation and a modern finish.

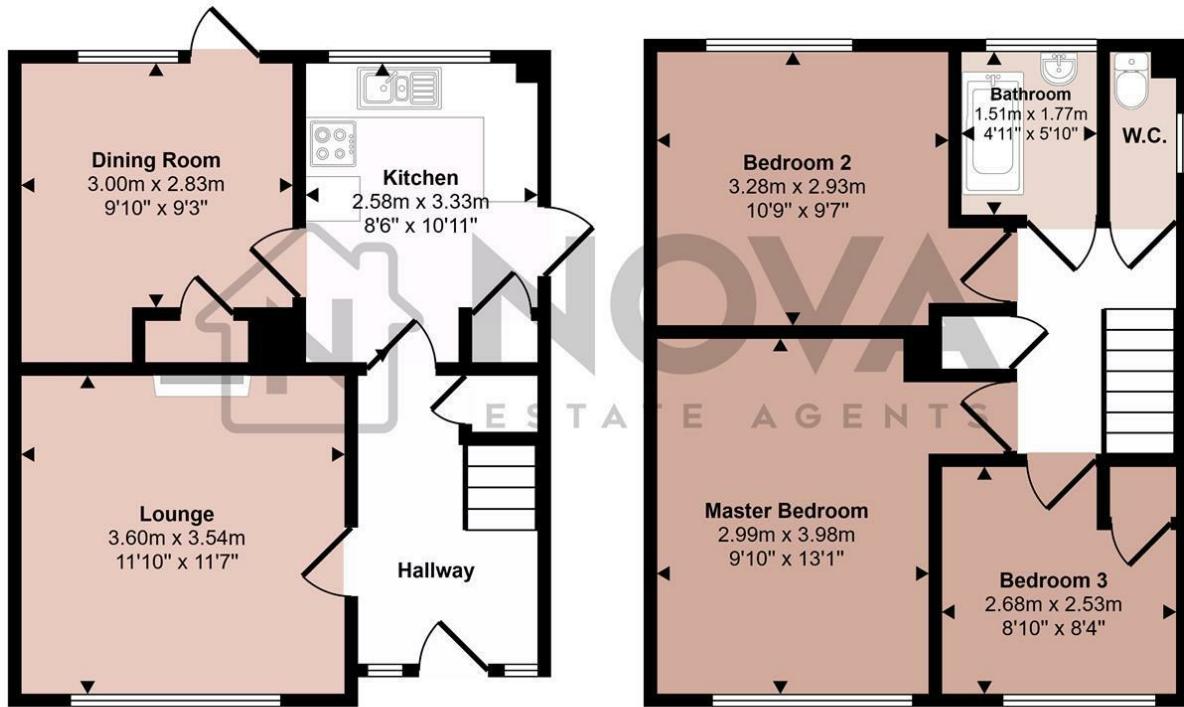
Outside, a spacious driveway accommodates up to three cars and the property offers potential to extend (subject to planning permission), adding long term value.

Located in a desirable area, it's within 5 minutes' walk of a Primary School, High School, and Sixth Form. Excellent transport links include M1 Junctions 11 and 11A, Luton & Dunstable Hospital and Leagrave Train Station, all within a 5 minute drive.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Large Driveway
- Close To Transport Links
- Potential To Extend
- Two Double Bedrooms
- Solar Power System Installed
- Two Reception Rooms

**£335,000**

Approx Gross Internal Area  
81 sq m / 873 sq ft



#### Ground Floor

Approx 40 sq m / 428 sq ft

#### First Floor

Approx 41 sq m / 445 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	