



NOVA
ESTATE AGENTS



73 Markyate Road, Slip End, Luton, LU1 4BU

A rare opportunity to acquire this completely detached three bedroom residence, occupying an exceptionally generous plot on the ever popular Markyate Road in Slip End. This substantial home offers an abundance of potential and is ideal for families, developers or buyers looking for a property they can truly transform into a long-term dream home.

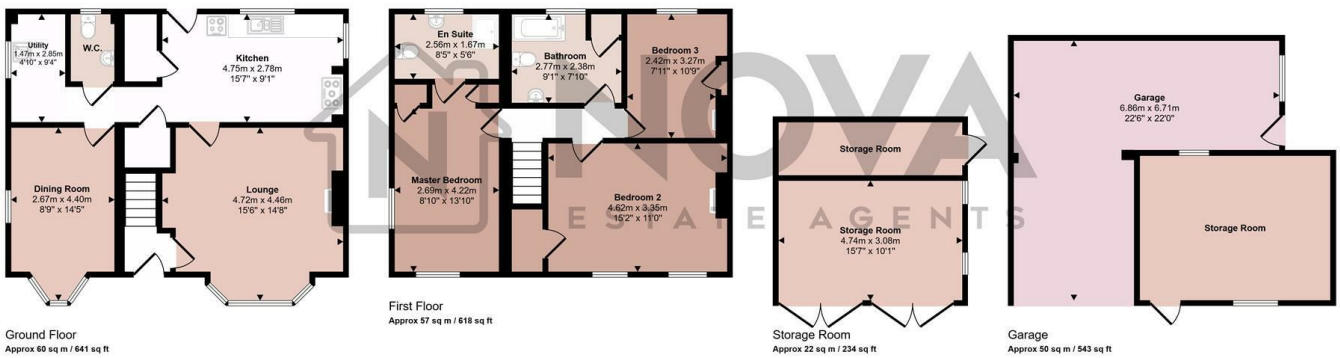
Internally, the property offers spacious and well-proportioned accommodation throughout, including three generous bedrooms, with the master bedroom benefitting from its own ensuite. The home already provides fantastic living space but, more importantly, offers huge scope for enlargement and enhancement.

One of the standout features is the planning permission already granted for an impressive 8 metre rear extension together with a swimming pool, giving the incoming purchaser the exciting opportunity to create a substantial luxury family home without the delays and uncertainty of

- Nova Estate Agents
- Detached
- Planning Permission For 8 Meter Extension & Swimming Pool
- Huge Plot
- Detached Double Garage
- Desirable Village Location
- 0.4 Acres Of Land
- Press Play Button For 360° Walkaround Tour

£800,000

Approx Gross Internal Area
193 sq m / 2085 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 Magic Strategy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	