



## 15 Woodmere, Luton, LU3 4DL

Situated on the ever popular Woodmere in Luton, this impressive four bedroom detached family home offers spacious and versatile accommodation throughout, ideal for modern family living.

The ground floor features two well proportioned reception rooms, providing excellent space for both relaxing and entertaining, along with a bright and airy conservatory overlooking the garden, perfect as an additional sitting area or dining space.

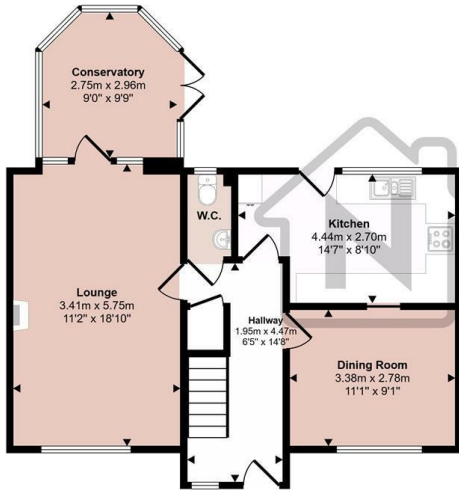
Upstairs, the property benefits from four generous bedrooms, all offering ample space for furnishings. The master bedroom enjoys its own en-suite shower room, adding comfort and privacy. The remaining bedrooms are served by a well appointed family bathroom.

Externally, the home boasts a good sized rear garden, ideal for families and outdoor entertaining. There is also a detached double garage providing excellent storage or secure parking, in addition

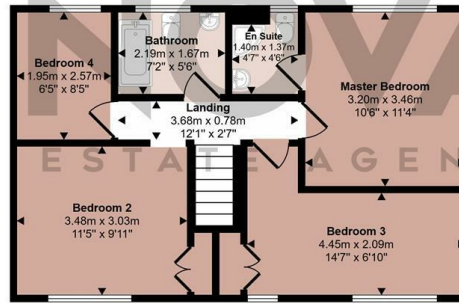
- Nova Estate Agents
- Detached
- Double Garage & Driveway
- Generous Sized Bedrooms
- En-Suite to Master Bedroom
- Potential To Extend (STPP)
- Three Reception Rooms
- Press Play Button For 360° Walkaround Tour
- Conservatory

£475,000

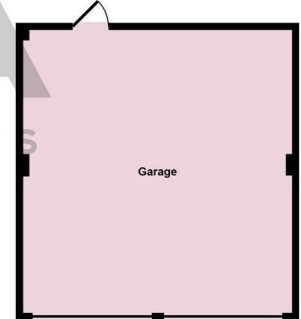
Approx Gross Internal Area  
145 sq m / 1561 sq ft



Ground Floor  
Approx 61 sq m / 652 sq ft



First Floor  
Approx 53 sq m / 566 sq ft



Garage  
Approx 32 sq m / 343 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>		
(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	