



2 Dahlia Close, Ashcroft Road, Luton, Beds, LU2 9AT

A rare opportunity to acquire this spacious and well presented three bedroom bungalow, ideally situated in a private close on Dahlia Close, just off Ashcroft Road, in the highly sought after Stopsley area of Luton.

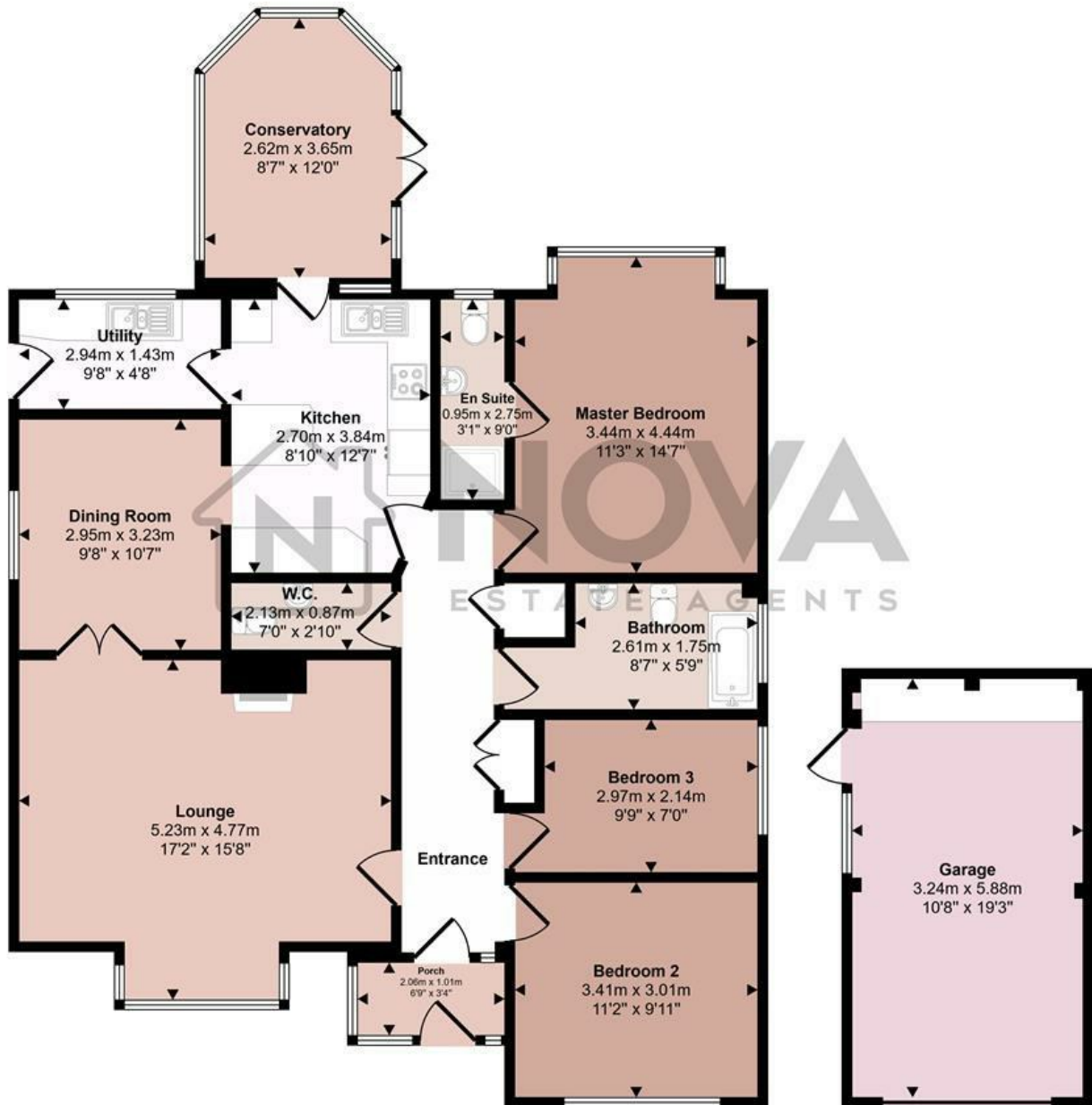
This impressive property offers generous and versatile living accommodation throughout, featuring a very large lounge perfect for relaxing and entertaining, a separate dining room and a well appointed kitchen with an abundance of units and extensive worktop space. There is also a separate utility room for added convenience.

One of the standout features of the home is the bright and airy conservatory, overlooking the beautifully maintained rear garden, providing an ideal space to enjoy throughout the year. Additional ground floor benefits include a cloakroom and a large family bathroom.

£425,000

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- 3 Bedroom Bungalow
- Chain Free
- Garage, Car Port and Driveway
- Cloakroom
- Conservatory
- 2 Reception rooms
- Utility Room
- Ensuite To Master Bedroom

Approx Gross Internal Area
136 sq m / 1462 sq ft



Floorplan
Approx 117 sq m / 1257 sq ft

Garage
Approx 19 sq m / 205 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			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	