



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

A rare opportunity to purchase a spacious three bedroom bungalow situated in the private and sought after Dahlia Close, just off Ashcroft Road, within the highly popular Stopsley area of Luton.

This impressive home offers a generous footprint and comprises two large reception rooms, a well proportioned kitchen, utility room, conservatory, cloakroom, three bedrooms and a family bathroom. Additional benefits include a separate garage and car port.

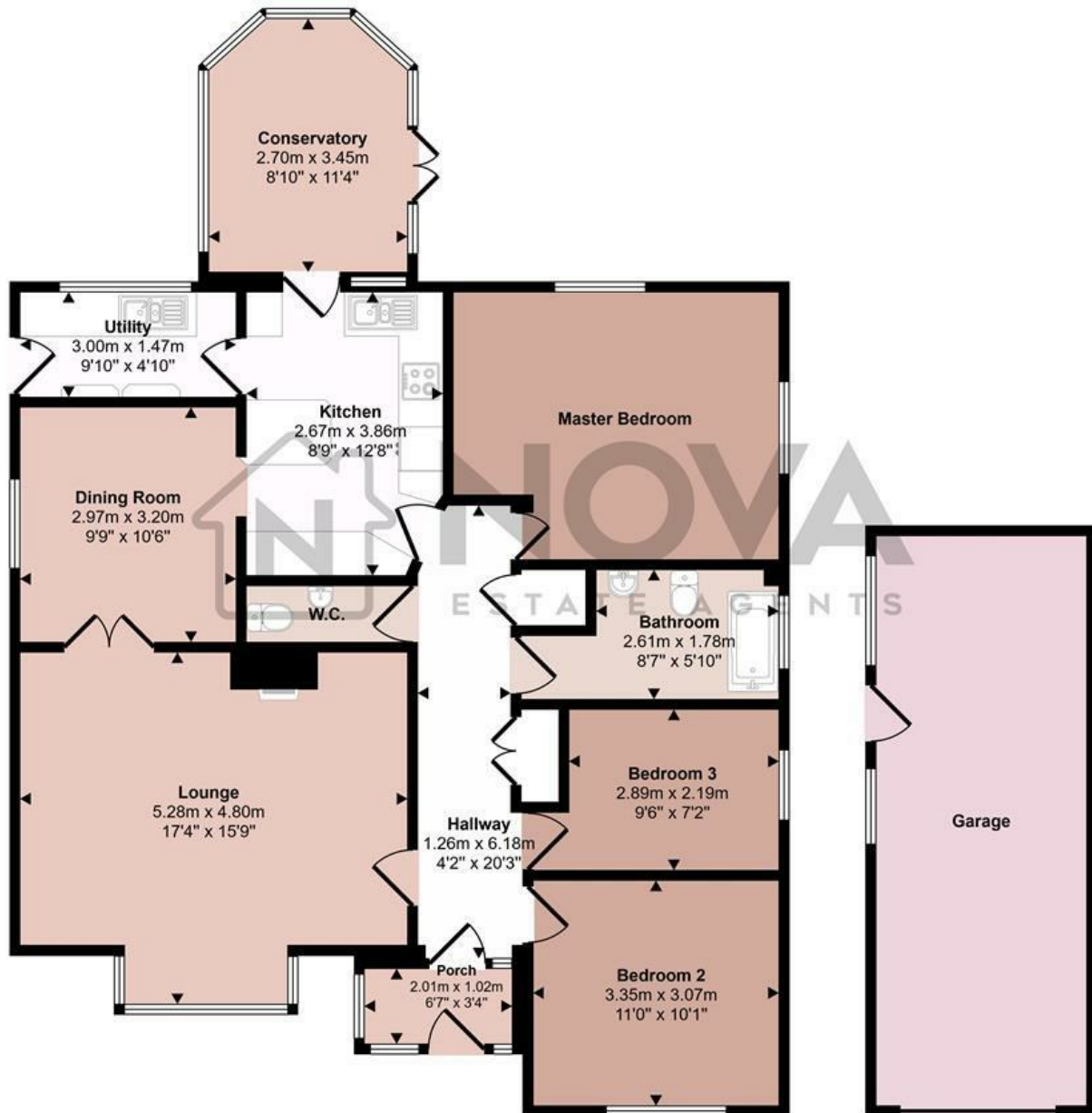
Externally, the property enjoys an immaculate rear garden and a driveway providing parking for two vehicles. The bungalow is offered chain free, making it an ideal and straightforward purchase.

Early viewing is highly recommended. Contact Nova Estate Agents today to arrange your appointment.

- 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

£425,000

Approx Gross Internal Area  
137 sq m / 1475 sq ft



**Floorplan**  
Approx 115 sq m / 1235 sq ft

**Garage**  
Approx 22 sq m / 240 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>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            | <b>72</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<br>2002/91/EC |           |