



11 Tylers Mead, Luton, LU2 7XX

Nova proudly offers this beautifully presented three bedroom semi-detached residence, located within the highly desirable Bushmead development. Designed with modern living in mind, this home delivers a perfect balance of style, comfort and practicality ideal for growing families or those taking their first step onto the property ladder.

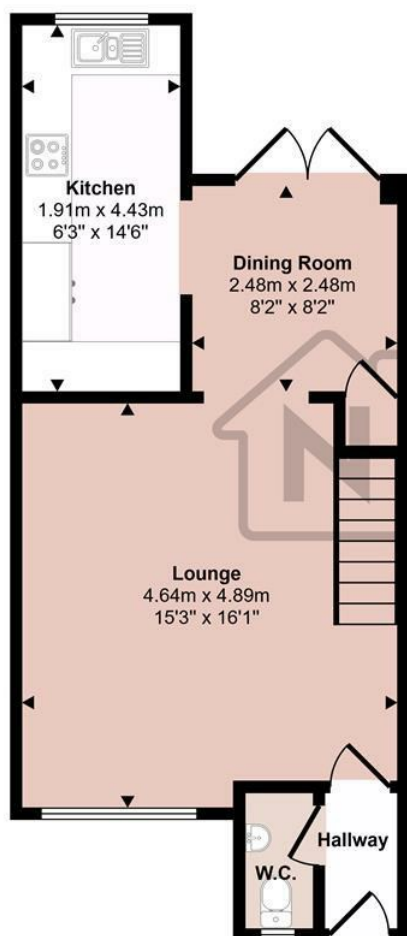
Upon entering, you are welcomed by a bright entrance porch with the added benefit of a convenient ground floor cloakroom. The generous living room enjoys an abundance of natural light and provides a comfortable space to unwind, flowing effortlessly into the adjoining dining area. From here, patio doors lead out to a smart low maintenance block paved rear garden, creating an excellent setting for entertaining or everyday family life.

The recently upgraded kitchen is both contemporary and functional, featuring a wide range of fitted units and integrated appliances including a double oven, electric hob and dishwasher.

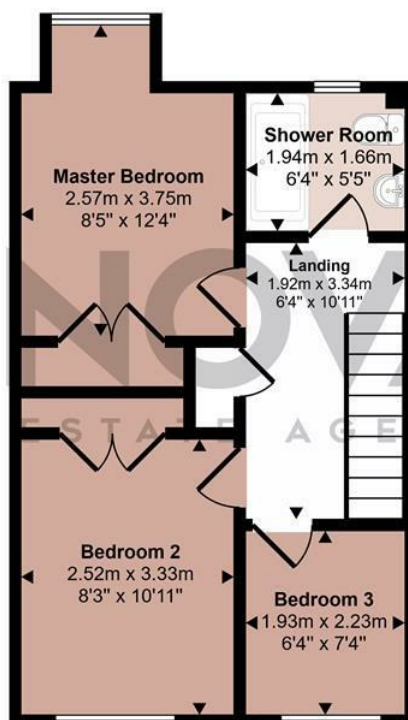
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Modern Family Home
- Popular Bushmead Development
- Large Driveway and Garage
- Private Rear Garden
- Downstairs Cloakroom

£350,000

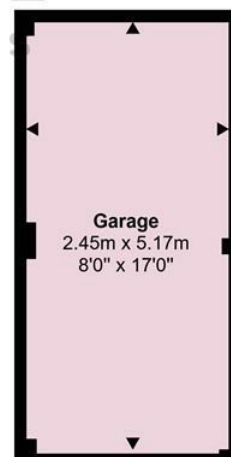
Approx Gross Internal Area
89 sq m / 958 sq ft



Ground Floor
Approx 41 sq m / 437 sq ft



First Floor
Approx 36 sq m / 385 sq ft



Garage
Approx 13 sq m / 136 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		85
(69-80) C	71	
(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	