

71 Rosslyn Crescent, Luton, **Bedfordshire, LU3 2AT**

Asking Price: £475,000 Freehold (Subject to contract)

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71 Rosslyn Crescent, Luton, Bedfordshire, LU3 2AT

** URBAN AND RURAL * SUBSTANTIALLY EXTENDED * LARGE FAMILY HOME * NO ONWARD CHAIN * GARAGE AND DRIVEWAY * THREE DOUBLE BEDROOMS * POPULAR SCHOOL CATCHMENT **

Located within walking distance of the highly sought-after Icknield High School is this substantially extended and spacious three-bedroom semi-detached family home.

Features include; welcoming entrance hall with stairs rising to the first floor, useful under-stairs storage and alarm system, ground floor cloakroom, impressive 24ft lounge/family room with feature gas fireplace, open-plan dining room with patio doors leading to the rear garden, spacious kitchen with space for appliances and access to the rear.

First floor consists of landing with loft access, with the loft benefiting from power and lighting, three larger-than-average double bedrooms and a four-piece family bathroom.

Outside has a low-maintenance front garden, substantial side driveway providing parking for four/five vehicles, single-width garage with power and lighting, and an enclosed, low-maintenance rear garden.

EPC RATING TBC.







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The Local Area:

Rosslyn Crescent is a popular location in North Luton. There are superb transport links including Leagrave mainline station just under 2 miles and Luton Staton just over 2 miles away, supermarkets and other amenities are all nearby. Schools locally come with outstanding reputations with children attending Icknield Primary and Secondary as their schools.

Local Authority - Luton Council
Council Tax Band - C

At a Glance:

- Substantially extended semi-detached family home
- Three generous double bedrooms
- Spacious 24ft lounge/family room
- Open-plan dining room
- Four-piece family bathroom
- Ground-floor cloakroom
- Loft with power and lighting
- Garage with power and lighting
- Driveway for approximately 4–5 vehicles
- Enclosed rear garden
- Walking distance to Icknield High School
- Popular school catchment



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