



126 Rossfold Road, Luton, Bedfordshire, LU3 3HJ
Offers in excess of: £375,000 Freehold (Subject to contract)



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**URBAN AND RURAL LEAGRAVE | EXTENDED | FULLY REFURBISHED
| REFITTED KITCHEN AND BATHROOM**

Situated in the popular Sundon Park area, this extended and well-presented three-bedroom semi-detached bungalow has been fully refurbished and benefits from a range of modern improvements.

The accommodation briefly comprises an entrance hall, three bedrooms (all with refitted carpets), an open-plan lounge, a refitted cloakroom, a modern refitted bathroom and an impressive 20ft kitchen/diner.

The kitchen/diner is fitted with an integrated hob, oven, dishwasher and washing machine, alongside a newly installed wall-mounted combination boiler.

Externally, the property benefits from a front driveway with an EV charging point, shared access to the rear and a workshop/garage. The enclosed rear garden features a raised decking area and a lawn, providing an ideal space for outdoor relaxation and entertaining.

EPC RATING: TBC



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The Local Area:

Located within a close distance to Leagrave Train Station, Junction 11a of the M1 Motorway, schools and Aldi Supermarket are also in close proximity.

Local Authority - Luton Council

Council Tax Band - C

At a Glance:

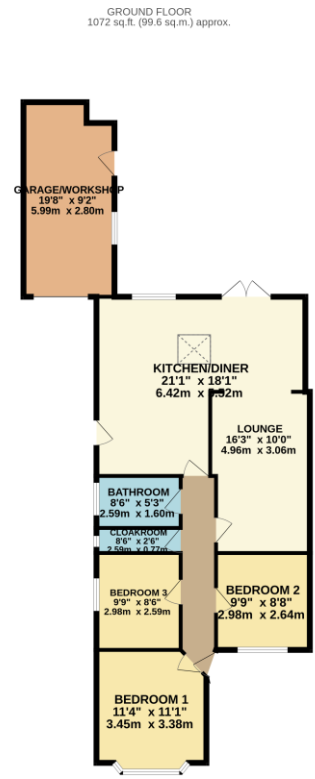
- Extended
- Fully Refurbished
- Refitted Bathroom
- Refitted Kitchen/Diner
- Lounge
- Three Bedrooms
- Driveway
- Garage/Workshop
- Rear Garden



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TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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