



**Humberstone Close
Luton
Bedfordshire
LU4**

Offers in Excess of £425,000

bettermove

Humberstone Close

Luton

Bettermove are proud to present this 3 bedroom chalet bungalow in Luton, available with no forward chain.

The property benefits from double glazing, underfloor heating, and gas central heating, complete with new flooring, plumbing, lighting, and heating throughout, with off street parking available via the driveway.

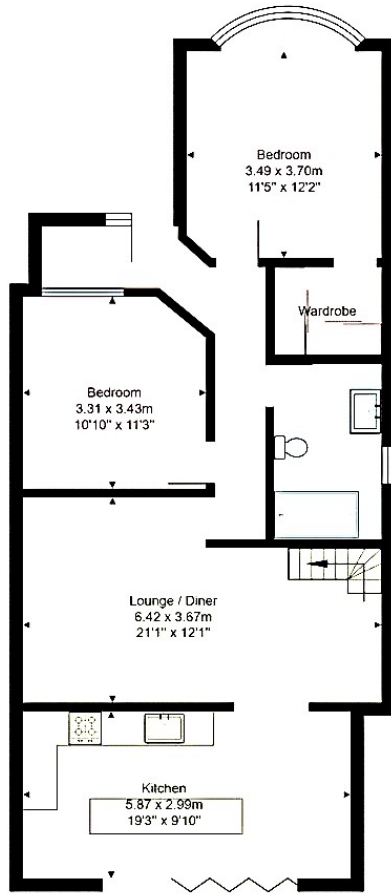
The council tax band is C.

The interior of this beautifully presented property comprises a welcoming entrance porch, a spacious living room, an impressive high-specification German-designed kitchen and dining area with expansive patio doors, alongside two well-proportioned double bedrooms, with the master bedroom benefitting from a private WC, alongside a family bathroom on the ground floor. The first floor consists of a further generously sized bedroom and a separate W/C. Externally, the property boasts a private rear garden, perfect for enjoying the summer months, featuring a newly installed patio area.

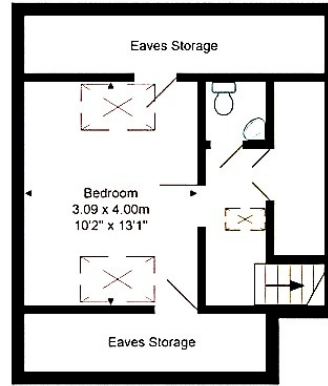
Located in the popular town of Luton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Legrave Train Station, a variety of local bus routes, with quick access to Luton Airport, and the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor



First Floor

Gross Internal Area: 117.7 m² ... 1267 ft²
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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