



## 57 Maidenhall Road, Luton, LU4 8LA Offers in excess of £300,000

Situated in a convenient and established residential area of Luton, this well-proportioned three-bedroom home offers spacious accommodation across two floors, making it an ideal purchase for first-time buyers, growing families, or investors.

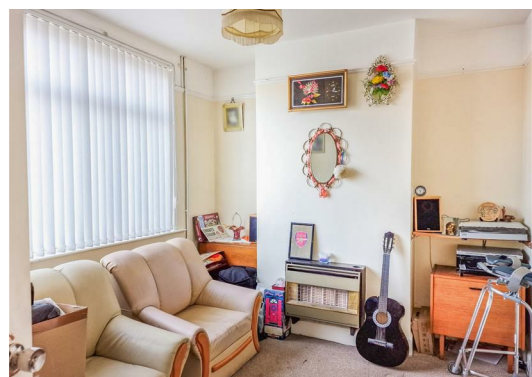
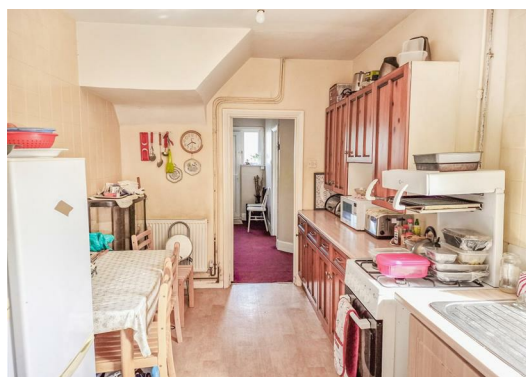
The ground floor comprises a welcoming entrance hallway leading to a comfortable living room positioned at the front of the property, offering a bright and inviting space to relax. To the rear, a separate dining room provides excellent entertaining space and flows through to the fitted kitchen, which offers a practical layout with ample storage and worktop space. A useful ground floor WC adds further convenience.

Upstairs, the property features three bedrooms, including two generous double rooms and a third bedroom suitable as a child's room, guest room, or home office. The accommodation is completed by a modern shower room accessed from the landing.

Offering approximately 911 sq. ft. of internal accommodation, the property provides a well-balanced layout with excellent potential for personalisation and long-term family living.

Maidenhall Road is conveniently located close to local amenities, schools, parks, and transport links, including easy access to Luton town centre and commuter routes.

Early viewing is highly recommended to appreciate the size and potential this property has to offer.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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

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



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