

## Freehold Vacant Semi-Detached House

Turnpike Drive, Warden Hills, Luton LU3 3RG

Of interest to owner occupiers and investors



**SOLD STC.**

### Location

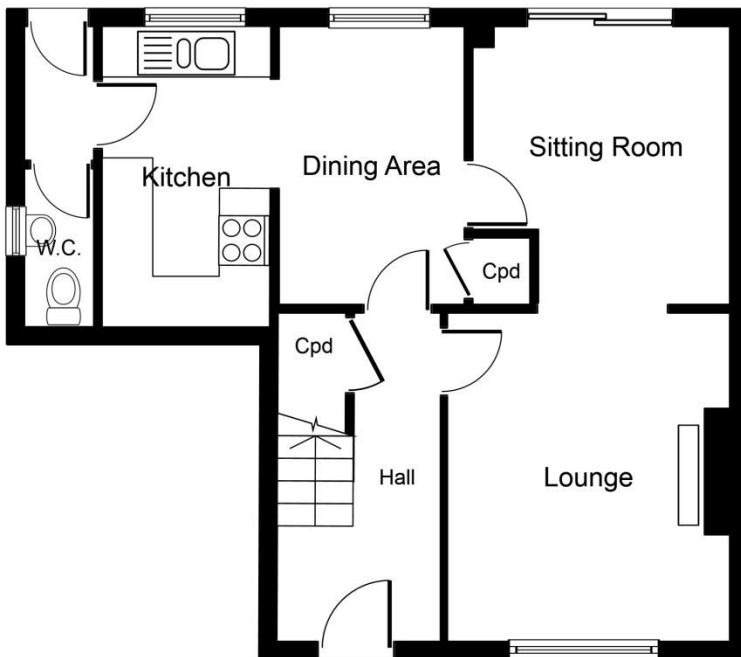
Located in Turnpike Drive, at the end of a family friendly, leafy cul-de-sac, in the popular Warden Hills suburb of Luton. For keen walkers, cyclists and nature lovers, the Galley and Warden Hills nature reserve, forming part of the Chilterns Area of Outstanding Natural Beauty, is nearby, with its 170 mile Icknield Way trail, running through it. There are nearby riding stables and the South Bedfordshire Golf Club is also close to hand.

Luton town centre is 3.5 miles to the south, via the A6. Junction 11 of the M1 is 3.3 miles to the west. Luton train station offers rail connections into London St Pancras of 40min, and there are regular services into London Bridge.

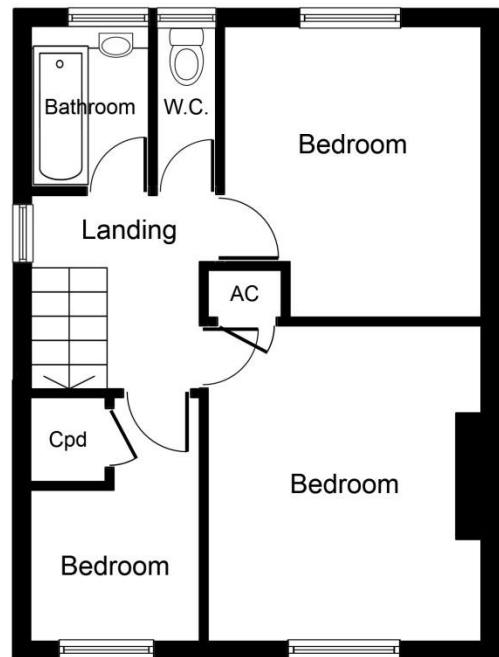
## Description and Accommodation

The house has been extended to the side, and there is ground floor WC. There is a secluded garden to the rear, and garage and driveway to the side. For modernisation and offering very good potential to extend further, subject to the requisite consents being obtainable.

- 3 Bedrooms
- Extended to the side
- Off road parking
- Secluded garden



**Ground Floor**  
Floor area 49.9 sq.m. (537 sq.ft.) approx



**First Floor**  
Floor area 39.0 sq.m. (420 sq.ft.) approx

220 Turnpike Drive LU3 3RG NOT TO SCALE For layout guidance only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

**Viewing**

Strictly by appointment through the Sole Agents:

Price Taylor LLP

P. Mellors Puccinelli MRICS

[p.puccinelli@pricetaylor.com](mailto:p.puccinelli@pricetaylor.com)

T. 0207 7354 7354

[Ref: PRO170453]

