

## 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.





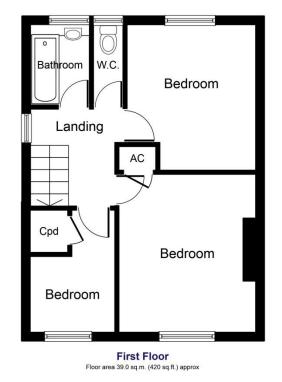
#### **Description and Accommodation**

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



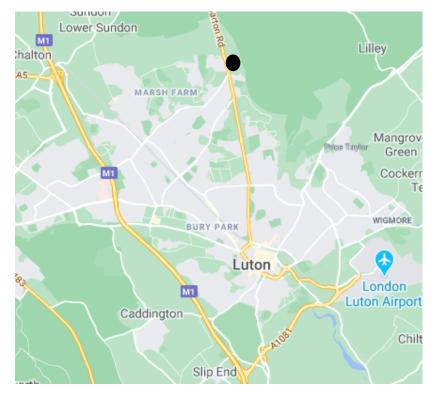




220 Turnpike Drive LU3 3RG NOT TO SCALE For layout guidance only

Important Notice: 1 These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be deemed to be a statement that the property is in god structural condition or otherwise no that any services, appliances, equipment or facilities are in good working order. 3. Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries at to the accuracy of all matters upon which they intent to rely. 4 Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	С		
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 <u>p.puccinelli@pricetaylor.com</u> T. 0207 7354 7354 [Ref: PRO170453]



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