

Filmer Road | Luton



Offers in Excess of £325,000

Located in a desirable neighbourhood of Luton, this 3 bedroom home on Filmer Road is a charming and spacious residential property that offers comfort, convenience, and potential. This well-maintained home boasts an attractive address and presents an excellent opportunity for individuals or families looking for a modern living space with the added benefit of planning permission.

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Description

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This well-maintained home boasts an attractive address and presents an excellent opportunity for individuals or families looking for a modern living space with the added benefit of planning permission. With its appealing features, convenient location, and proximity to Leagrave Station, this property is sure to impress.

The exterior of Filmer Road showcases a classic yet contemporary design that effortlessly blends into the neighbourhood. The property offers driveway providing off-street parking for multiple vehicles. The rear of the property offers a private garden, providing a serene and enjoyable outdoor space for relaxation and activities. As you step inside, you will be greeted by a warm and inviting interior. The ground floor features a spacious living room that is flooded with natural light, creating a welcoming ambiance for family gatherings or entertaining guests. The property boasts three well-proportioned bedrooms, making it ideal for growing families or accommodating guests. The property includes a well-appointed family bathroom on the upper floor. The bathrooms feature contemporary fixtures and fittings, including a bathtub and a shower. One of the notable features of this property is that it comes with planning permission, presenting an exciting opportunity for potential buyers. This means that there is the potential for extending or enhancing the property according to approved plans, providing flexibility for customization and future development.

Filmer Road enjoys a prime location within Luton, with the added advantage of being adjacent to Leagrave Station. This makes it an excellent choice for commuters, as direct train services are available to London and other major cities. The property is situated in a friendly and sought-after neighbourhood, surrounded by green spaces, local parks, and recreational facilities. Within close proximity, you'll find schools, restaurants, and leisure options, catering to a variety of lifestyle preferences. Additionally, the property benefits from excellent transport links and easy access to major road networks. Filmer Road presents a unique opportunity to own a spacious and well-appointed home with planning permission in a desirable location. With its inviting exterior, generous interior, proximity to Leagrave Station, and potential for customization, this property is sure to appeal to individuals or families looking to create their dream home.



Ground floor

Entrance Porch

Door and window to front aspect.

Entrance Hallway

Door & window to front aspect, radiator, under stairs cupboard and stairs leading to first floor landing.

Lounge 11' 10" x 12' 5" (3.609m x 3.789m)

Bay window to front aspect, feature fireplace and radiator.

Dining Room 10' 11" x 10' 7" (3.318m x 3.214m)

Patio doors to rear aspect and radiator.

Kitchen 7' 3" x 8' 6" (2.199m x 2.589m)

Fitted kitchen with a range of wall and base units with work surfaces, stainless steel sink unit with mixer taps, splash back tiling, electric oven, gas hob, cooker hood, plumbing for washing machine, space for tumble dryer and fridge/freezer, central heating boiler, window and door to rear aspect.



First floor

First Floor Landing

Window to side aspect and radiator.

Bedroom 1 12' 6" x 11' 7" (3.804m x 3.534m)

Window to front aspect, built in wardrobes and radiator.

Bedroom 2 11' 7" x 11' 5" (3.534m x 3.476m)

Window to rear aspect and radiator.

Bedroom 3 8' 6" x 9' 1" (2.580m x 2.769m)

Window to rear aspect.

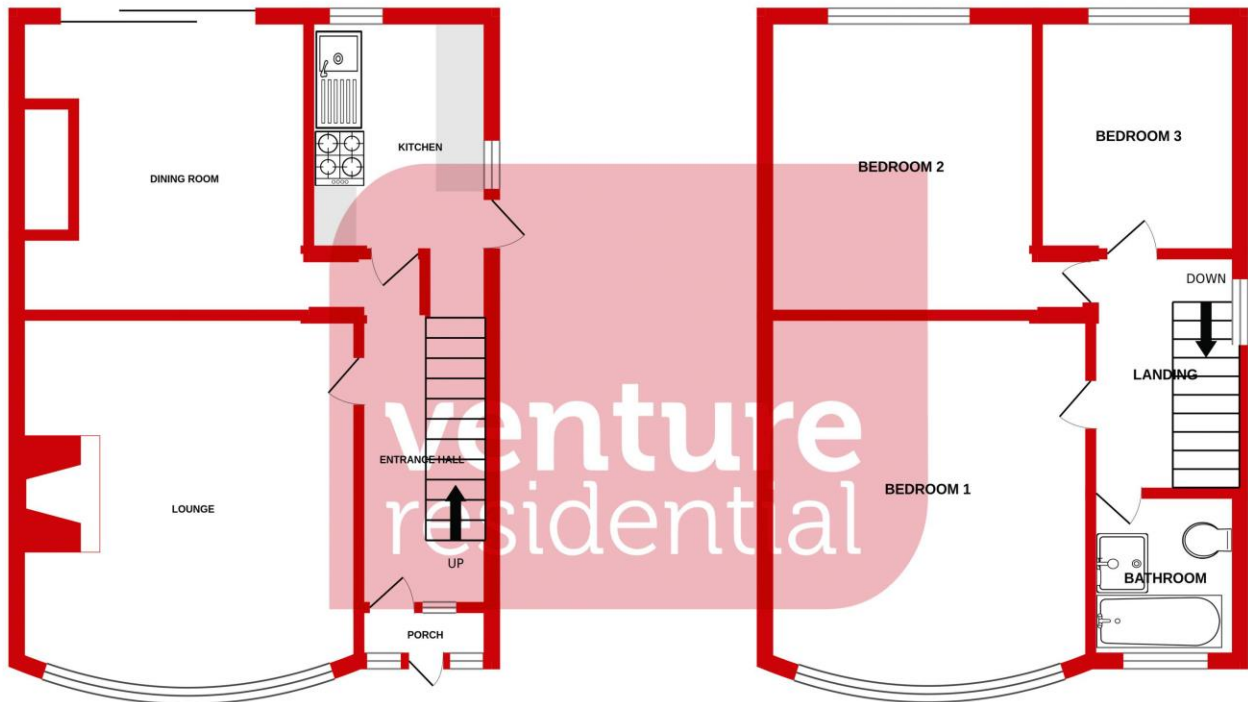
Bathroom

Window to front aspect, p-shaped bath with mixer taps and shower attachment, pedestal wash hand basin, WC, radiator and fully tiled walls.



GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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