



**22 Newbury Close, Luton, LU4 9QJ**  
**Asking Price £430,000**

**A beautifully presented four bedroom detached family home within a quiet cul-de-sac location.**

**space**  
estates.com

A BEAUTIFULLY PRESENTED four-bedroom detached family home within a quiet cul-de-sac location.

Ideally situated 0.9 miles of Leagrave Station, within 0.5 miles of primary and secondary schooling as well as providing easy access to local amenities, transport, and motorway links.

Benefiting from spacious room sizes, off street parking for two cars, garage and well-maintained garden the property briefly comprises; entrance porch, downstairs WC, dining room, Kitchen, living room, master bedroom, three further double bedrooms, bathroom.

Freehold Tenure.  
Council Tax Band D.

- DETACHED FAMILY HOME
- WALKING DISTANCE TO LEAGRAVE STATION
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- OFF STREET PARKING AND GARAGE
- SPACIOUS ACCOMODATION
- QUIET CUL-DE-SAC LOCATION

#### Entrance Hall

#### WC

**Dining Room with under stairs storage**  
12'0" x 13'5"

**Kitchen**  
11'7" x 7'5"

**Living Room**  
11'7" x 13'4"

**Master Bedroom with built in storage**  
9'2" x 12'10"

**Second Bedroom with built in storage**  
11'7" x 8'3"

**Third Bedroom with built in storage**  
9'1" x 7'11"

**Bedroom Four**  
11'7" x 6'8"

#### Bathroom

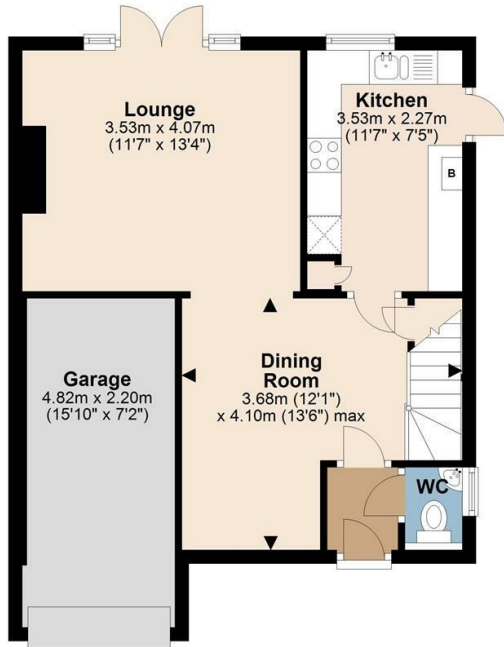
**Landing with airing cupboard**

**Garage**  
15'10" x 7'2"



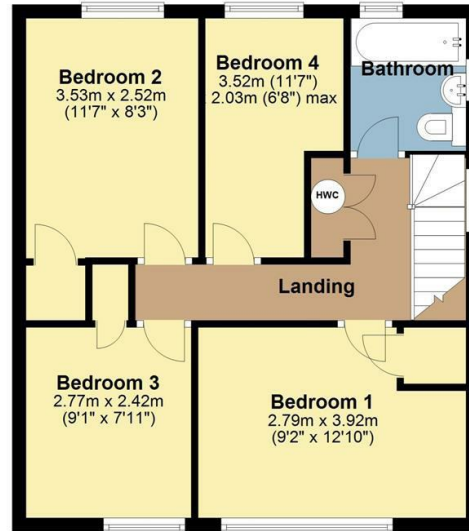
### Ground Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



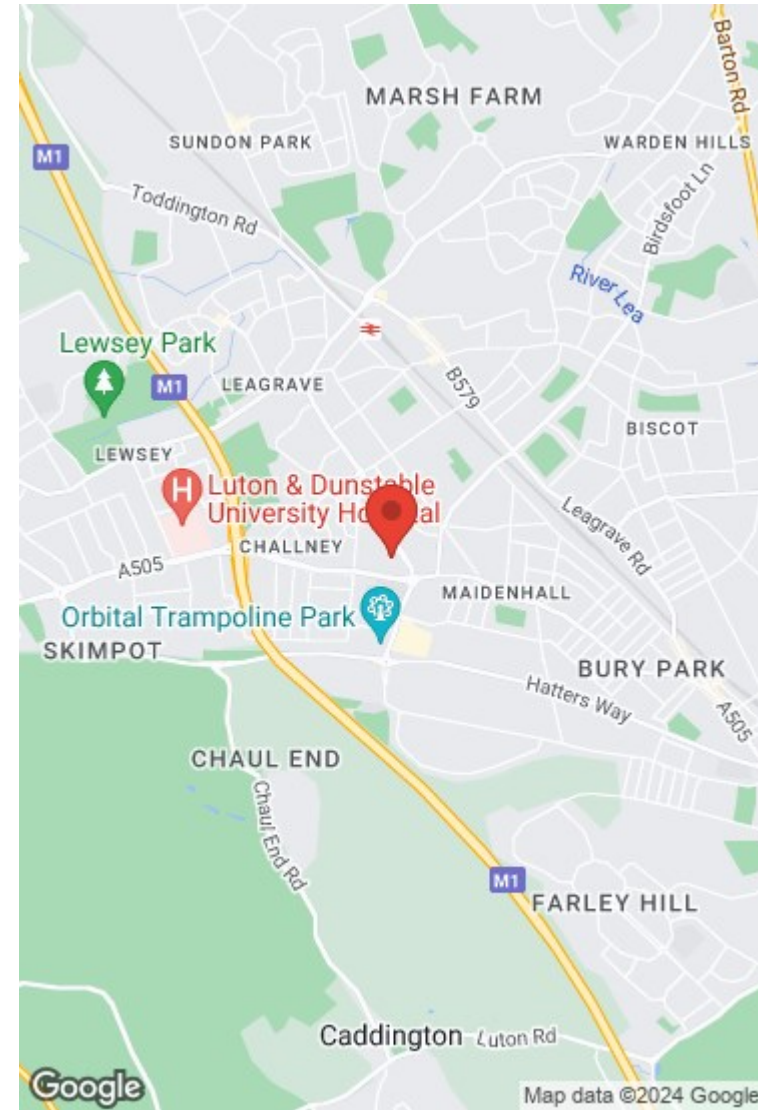
### First Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



Total area: approx. 96.8 sq. metres (1041.4 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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