



47 Villiers Close, Luton, LU4 9FR  
Asking Price £269,000

**space**  
estates.com



**NO UPPER CHAIN!** A two bedroom home located in this sought after location, perfect for first time buyers and commuters.

The property briefly comprises an entrance hall leading to kitchen to the front and living room to the rear. The first floor consists of two bedrooms and the family bathroom. The property benefits from two parking spaces to the front of the property as well as a private rear garden.

Ideally situated for easy access to the M1, Leagrave Station and schooling for both Primary and Secondary.

Freehold Tenure.  
Council Tax Band C.

- NO UPPER CHAIN
- PARKING FOR TWO CARS
- EASY ACCESS TO M1
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- TWO BEDROOM TERRACED PROPERTY
- WALK TO STATION
- WELL PLACED FOR PRIMARY AND SECONDARY SCHOOLS

**Entrance Hallway**

**Kitchen**

**Living Room with door leading to the garden**

**Master Bedroom with built in storage**

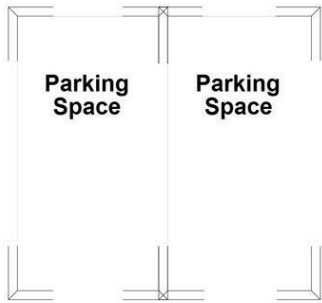
**Second Bedroom**

**Bathroom**

**Garden**

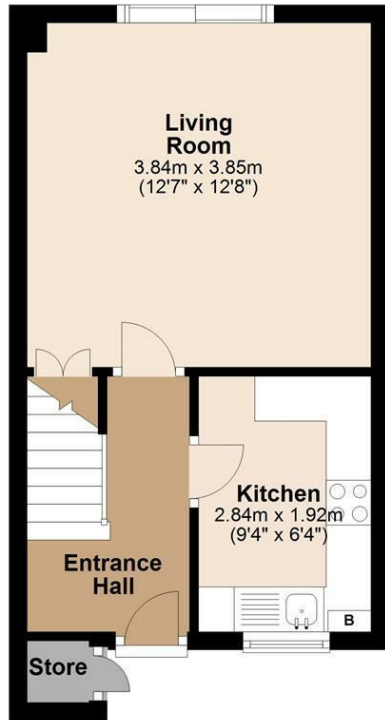
**Two parking spaces**





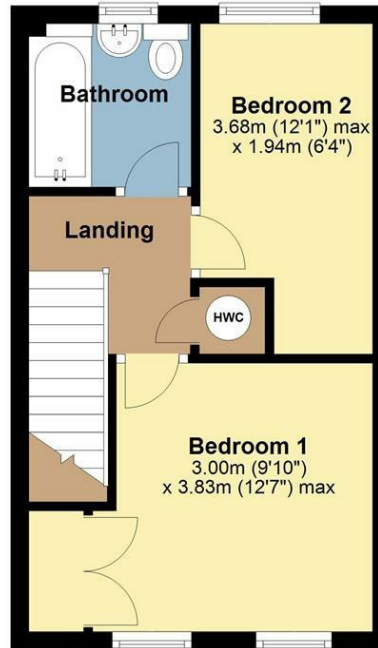
### Ground Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



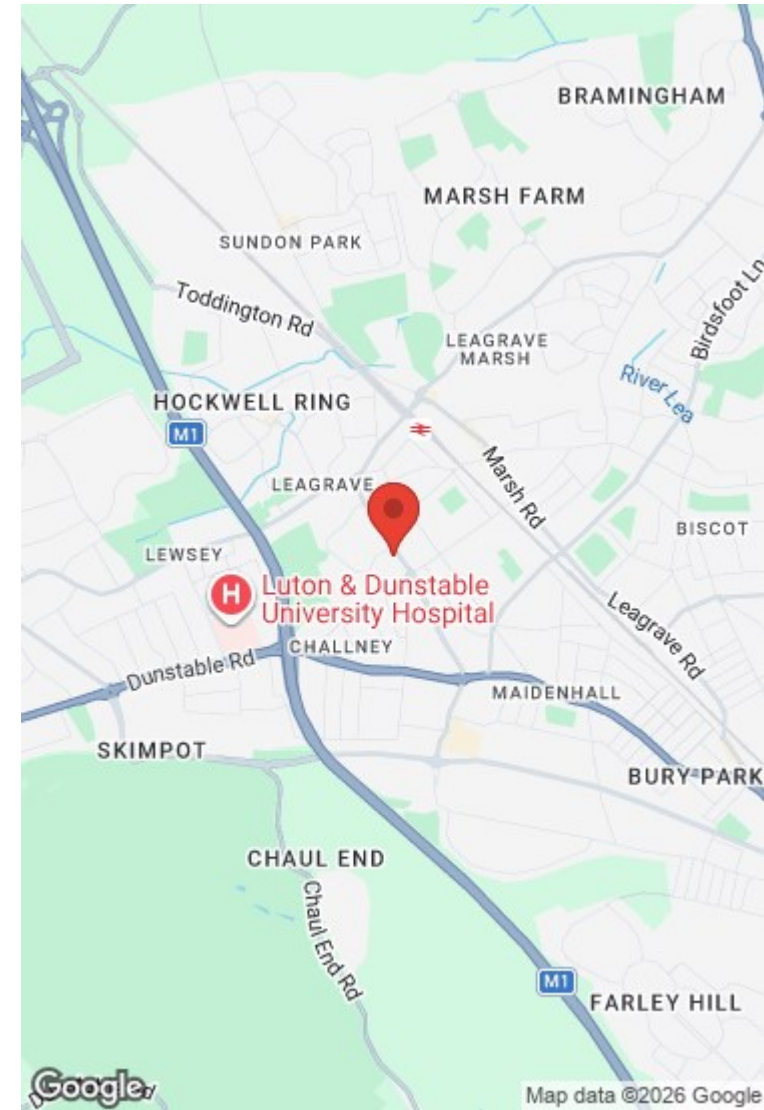
### First Floor

Approx. 25.8 sq. metres (278.0 sq. feet)



Total area: approx. 52.4 sq. metres (564.5 sq. feet)

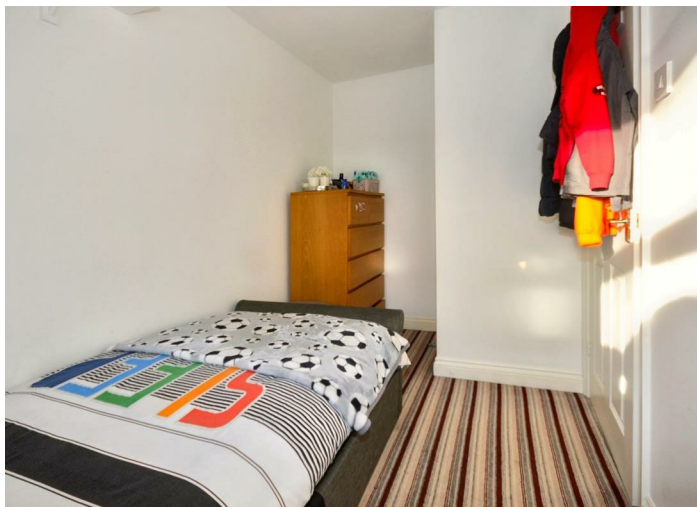
This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon.  
SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		71
(55-68) D		
(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	





**space**  
estates.com

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.

16 London Road, St Albans, Hertfordshire, AL1 1NG  
Tel: 01727 581239 Email: [sales@spaceestates.com](mailto:sales@spaceestates.com)  
[www.spaceestates.com](http://www.spaceestates.com)