



2 Catesby Green, Luton, LU3 4DP
Offers in the region of £450,000



- EXCLUSIVE TO PR PROPERTY SALES
- ON DRIVE PARKING
- DOWNSTAIRS WC
- MUST BE VIEWED

- 3 BEDROOMS
- HUGE REAR GARDEN
- EN SUITE TO MASTER BEDROOM

- DETACHED HOUSE
- REAR L SHAPED EXTENSION COMMENCED BUT NOT COMPLETED
- BARTON HILLS

*** EXCLUSIVE TO PR PROPERTY SALES *** 3 BEDROOM DETACHED HOUSE *** BARTON HILLS *** HUGE WRAP AROUND GARDEN *** LARGE LIVING SPACE *** SEPARATE DINING ROOM *** ON DRIVE PARKING FOR MULTIPLE VEHICLES *** DOWNSTAIRS WC *** EN SUITE TO MASTER BEDROOM *** LARGE L SHAPED REAR EXTENSION INITIALLY COMMENCED *** MODERN KITCHEN *** GAS CENTRAL HEATING *** MUST BE VIEWED ***

This property benefits from accommodation comprising of entrance hall, living room, kitchen, dining room, downstairs WC, landing, three bedrooms, en suite and family bathroom, large rear garden with patio area.

ENTRANCE HALL

LIVING ROOM 23'09 X 10'05 (7.24M X 3.18M)

DINING ROOM 21'03 X 8'05 (6.48M X 2.57M)

KITCHEN 13'07 X 8'10 (4.14M X 2.69M)

DOWNSTAIRS WC

LANDING

BEDROOM 1 12'09 X 10'08 (3.89M X 3.25M)

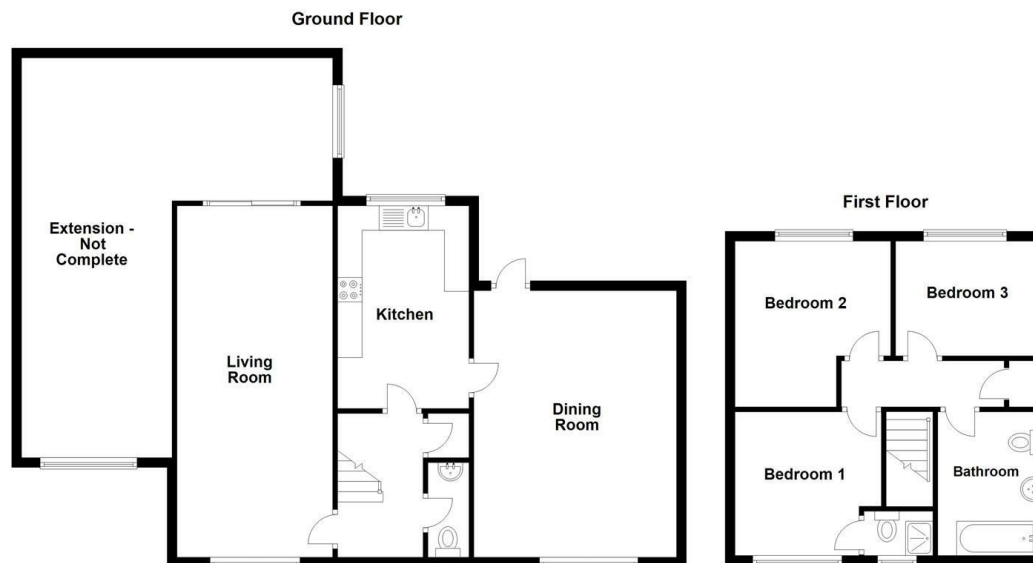
BEDROOM 2 10'09 X 10'00 (3.28M X 3.05M)

BEDROOM 3 8'11 X 7'08 (2.72M X 2.34M)

FAMILY BATHROOM

EN SUITE TO MASTER

REAR L SHAPE EXTENSION 25'10 X 9'10 (7.87M X 3.00M)



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