



30 Broxley Mead, Luton, LU4 9HP
£1,500 PCM



- EXCLUSIVE TO PR PROPERTY LETTINGS
- CLOSE TO LEAGRAVE STATION
- MODERN FAMILY BATHROOM AND EN SUITE
- MUST BE VIEWED
- 3 BEDROOMS
- CLOSE TO M1 AND HOSPITAL
- LARGE OPEN PLAN LIVING DOWNSTAIRS
- ON DRIVE PARKING
- LARGE PRIVATE REAR GARDEN
- AVAILABLE JUNE 2024

*** EXCLUSIVE TO PR PROPERTY LETTINGS *** SPACIOUS 3 BEDROOM *** LARGE OPEN PLAN LIVING SPACE *** ON DRIVE PARKING FOR MULTIPLE VEHICLES *** LARGE PRIVATE REAR GARDEN *** FAMILY BATHROOM AND EN SUITE BATHROOM *** 2 MINUTE WALK TO LEAGRAVE STATION *** CLOSE TO M1 AND L&D HOSPITAL *** GAS CENTRAL HEATING *** WHITE GOODS INCLUDED *** AVAILABLE JUNE 2024 ***

ENTRANCE HALL

LOUNGE DINER / KITCHEN AREA 18'5" X 14'9"
(5.62 X 4.50)

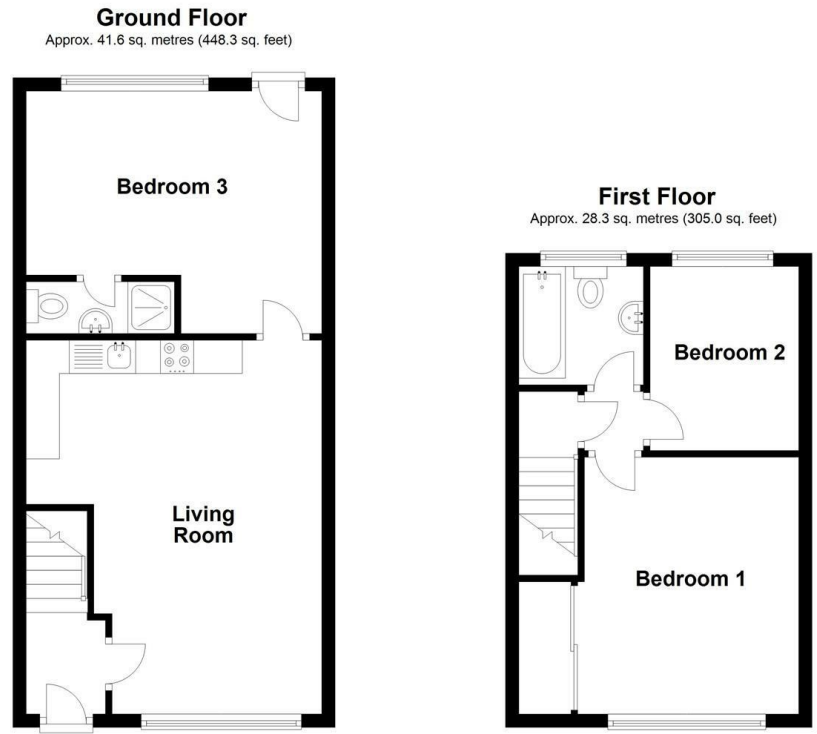
BEDROOM THREE (DOWNSTAIRS) 14'9" X 11'11"
(4.50 X 3.65)

EN SUITE (TO BEDROOM THREE)

BEDROOM ONE 12'7" X 10'6" (3.84 X 3.22)

BEDROOM TWO 9'1" X 8'3" (2.78 X 2.52)

BATHROOM



Total area: approx. 70.0 sq. metres (753.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	