



24 Chestnut Avenue, Luton, LU3 3JA
£340,000



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**** EXCLUSIVE TO PR PROPERTY SALES ** GREAT FAMILY HOME LOCATED CLOSE TO OPEN COUNTRYSIDE AND ALSO GOOD SCHOOLS AND AMENITIES **** This lovely home benefits from accommodation comprising entrance hall, living room, kitchen, 3 generous bedrooms and family bathroom. Outside you have a large private garden to the rear, detached single garage and ample on drive parking. The property also has the added benefit of planning permission for a rear extension

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 13'11" X 11'4"
(4.24M X 3.45M)

KITCHEN 8'4" X 11'4" (2.55M X 3.45M)

BATHROOM

FIRST FLOOR

LANDING

BEDROOM 1 12'9" X 9'6"
(3.88M X 2.90M)

BEDROOM 2 9'11" X 11'7"
(3.02M X 3.53M)

BEDROOM 3 9'9" X 7'6" (2.97M X 2.28M)

OUTSIDE

DETACHED GARAGE

PRIVATE REAR GARDEN

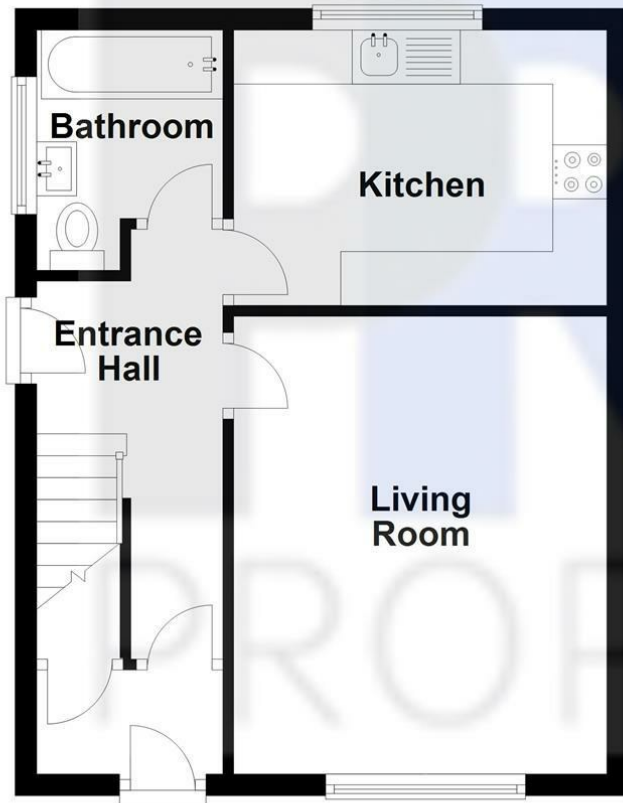
ON DRIVE PARKING

COUNCIL TAX BAND C



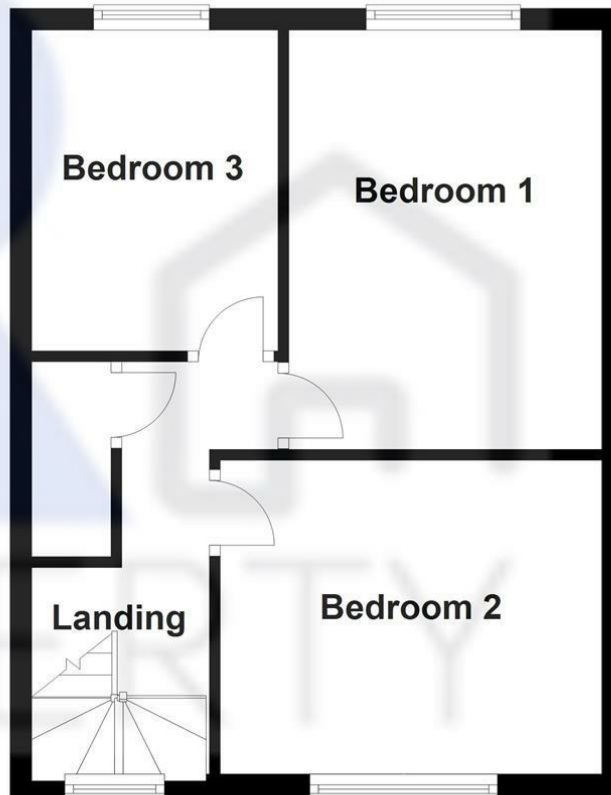
Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)

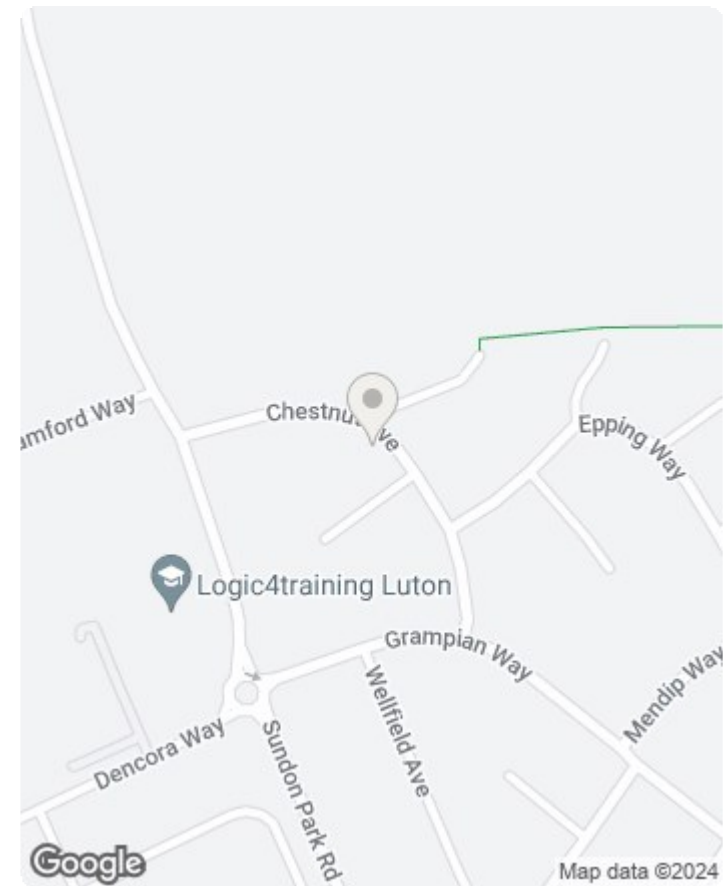


First Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



Total area: approx. 73.6 sq. metres (791.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(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	

