



82 Sundon Park Road, Luton, LU3 3AG
£340,000



- EXCLUSIVE TO PR PROPERTY SALES
- 3 BEDROOMS
- GAS CENTRAL HEATING
- CLOSE TO M1 MOTORWAY AND LEAGRAVE TRAIN STATION.

- NO ONWARD CHAIN
- 24FT LIVING ROOM
- GARAGE

- EXTENDED SEMI-DETACHED
- LARGE KITCHEN / DINING ROOM
- CLOSE TO SCHOOLS AND AMENITIES

**** EXCLUSIVE TO PR PROPERTY SALES ** NO ONWARDS CHAIN ** EXTENDED ** CLOSE TO SCHOOLS & GREAT TRANSPORT LINKS **.** This spacious house is located close next to wonderful Leagrave Park and close to Leagrave train station giving excellent access to London. The property itself benefits from accommodation comprising porch, entrance hall, guest WC, 24ft living room, large kitchen / dining room, 3 generous bedrooms and family bathroom. Outside you have a large front garden which could provide on drive parking (stpp), to rear is a private garden and access to garage and parking.

GROUND FLOOR

PORCH

ENTRANCE HALL

WC

LIVING ROOM 24'2" X 12'3" (7.37M X 3.74M)

KITCHEN/DINING ROOM 14'5" X 17'11" (4.40M X 5.47M)

FIRST FLOOR

LANDING

BEDROOM 1 12'4" X 11'0" (3.77M X 3.35M)

BEDROOM 2 13'2" X 10'11" (4.01M X 3.32M)

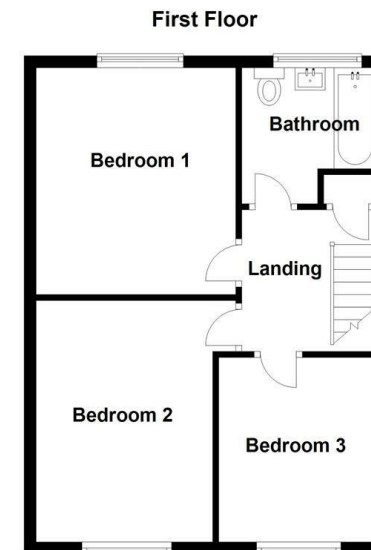
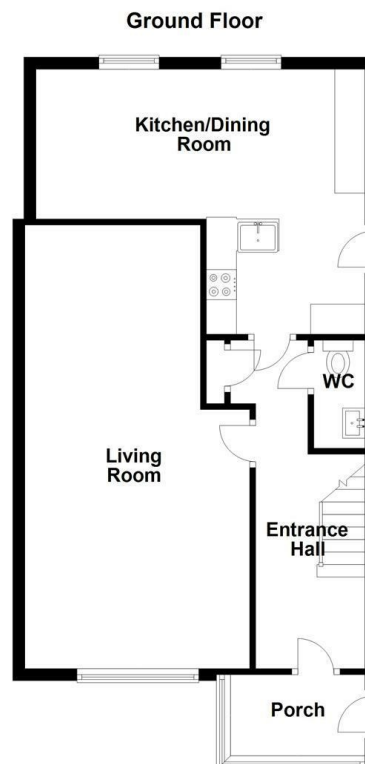
BEDROOM 3 10'1" X 8'7" (3.07M X 2.62M)

BATHROOM

OUTSIDE

PRIVATE REAR GARDEN

GARAGE IS LOCATED TO THE REAR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	