



1 Greenside Park, Luton, LU2 7JF  
£700,000





# 1 Greenside Park, Luton, LU2 7JF

PR Property welcome you to this stunning detached house located in the desirable Old Bedford Road area of Luton. This property, built in 1997, boasts a perfect blend of modern amenities and classic charm.

As you step inside, you are greeted by spacious reception rooms, offering ample space for entertaining guests or relaxing with your family. With four bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space and privacy.

One of the standout features of this property is the recently refurbished interior, ensuring a fresh and contemporary feel throughout. The large rear garden provides a peaceful retreat where you can unwind and enjoy the outdoors.

Parking will never be an issue with ample space for your vehicles and a convenient double garage. The private close offers a sense of security and exclusivity, perfect for those seeking a peaceful and private environment.

Situated close to Wardown Park, you can enjoy leisurely strolls in the park or picnics on sunny days. This property truly offers the best of both worlds - a tranquil retreat with easy access to local amenities and green spaces.

Don't miss the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.



## **GROUND FLOOR**

### **ENTRANCE HALL**

### **WC**

**STUDY 9'0" X 8'1" (2.74M X 2.47M)**

**LIVING ROOM 22'8" X 12'5" (6.91M X 3.78M)**

**DINING ROOM 10'7" X 9'7" (3.22M X 2.93M)**

**KITCHEN/BREAKFAST ROOM 16'7 MAX" X 13'3  
MAX (5.05M MAX" X 4.04M MAX)**

## **FIRST FLOOR**

**BEDROOM 1 14'5" X 12'5" (4.39M X 3.78M)**

### **EN-SUITE BATHROOM**

**BEDROOM 2 12'9" X 13'6" (3.89M X 4.11M)**

**BEDROOM 3 7'11" X 10'8" (2.42M X 3.26M)**

**BEDROOM 4 7'11" X 8'5" (2.42M X 2.56M)**

### **BATHROOM**

## **OUTSIDE**

**GARAGE 17'6" X 16'5" (5.33M X 5.00M)**

**LARGE PRIVATE REAR GARDEN**

**AMPLE ON DRIVE PARKING**

**FRONT GARDEN**





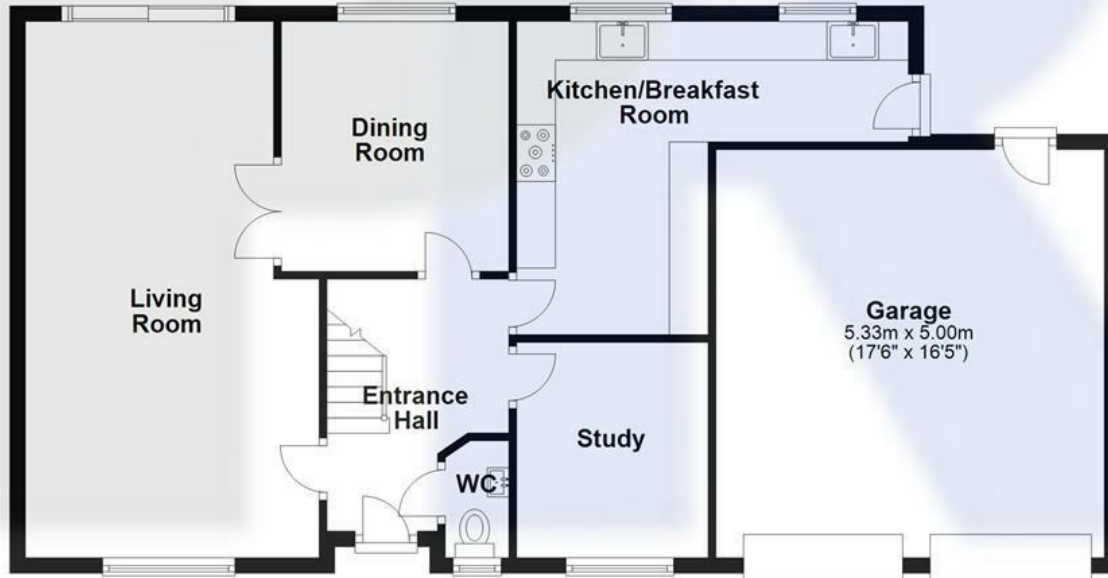






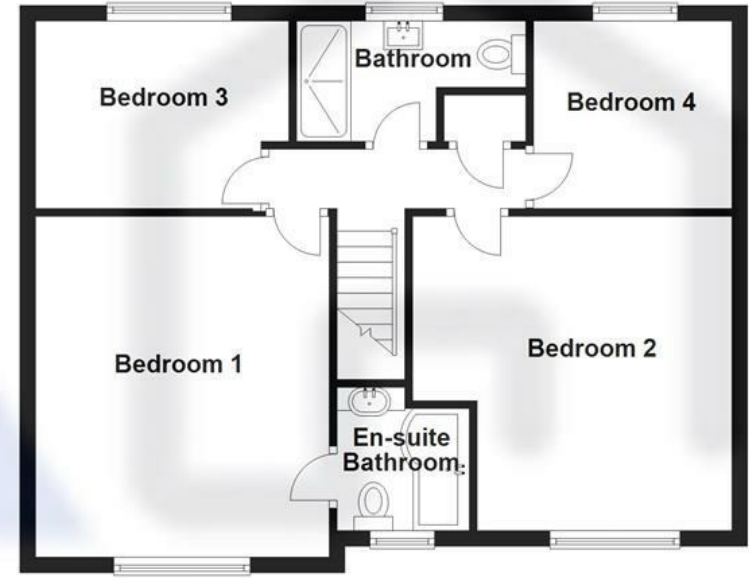
### Ground Floor

Approx. 91.5 sq. metres (985.4 sq. feet)



### First Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



Total area: approx. 151.4 sq. metres (1629.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	