



PR
PROPERTY

23 The Magpies, Luton, LU2 7XT
£535,000

- Exclusive to PR Property
- Well Presented throughout with great Living Space
- Hugh Potential to extend (STPP)

- Recently refitted Hot water cylinder & Double glazed windows

** Exclusive to PR Property ** Offered for sale with, NO UPPER CHAIN, is this spacious four-bedroom detached family home brimming with future possibilities. Benefitting from well presented accommodation including entrance hall, wc, Living room, dining room, Modern kitchen and family room. Upstairs you have 4 generous bedrooms, En suite and impressive family bathroom. Outside you have Ample on drive parking and large rear garden.

This property truly excels in its untapped potential – the large double garage, flexible family room, and ample garden space provide abundant scope for extension (subject to the necessary planning permissions). Whether you wish to open up the ground floor, extend to the rear and side, or create a contemporary open-plan living space, this home represents an exciting opportunity to add value and tailor the property to your exact tastes.

Located within easy reach of local amenities, great schools, South Beds 18 Hole Golf Course and commuter links. This is a rare chance to secure a substantial home with room to grow in a sought-after part of Luton.

GROUND FLOOR

ENTRANCE HALL

WC

LIVING ROOM 17'0" X 12'0" (5.18M X 3.65M)

DINING ROOM 12'1" X 10'0" (3.68M X 3.04M)

KITCHEN 13'7" X 8'10" (4.14M X 2.70M)

FAMILY ROOM 14'1" X 8'0" (4.30M X 2.45M)

FIRST FLOOR

LANDING

BEDROOM 1 12'1" X 9'10" (3.68M X 2.99M)

EN-SUITE

BEDROOM 2 11'6" X 10'0" (3.50M X 3.05M)

BEDROOM 3 9'0" X 9'0" (2.74M X 2.75M)

BEDROOM 4 6'7" X 9'0" (2.01M X 2.75M)

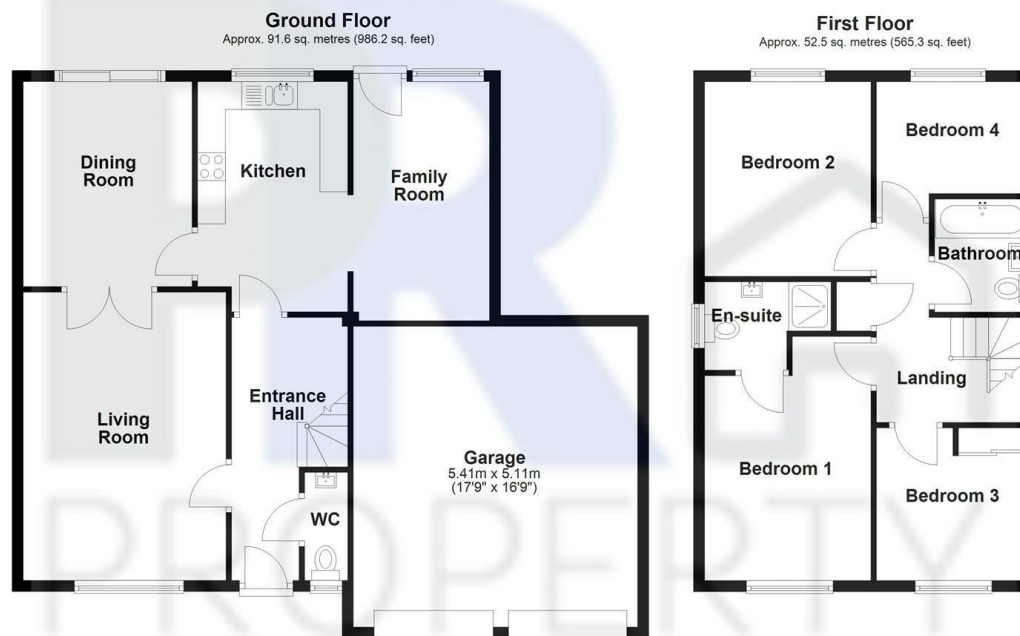
BATHROOM

OUTSIDE

DOUBLE GARAGE 17'9 * 16'9 (5.41M * 5.11M)

AMPLE ON DRIVE PARKING IN FRONT OF GARAGE

LARGE SOUTH/WEST FACING REAR GARDEN



Total area: approx. 144.1 sq. metres (1551.5 sq. feet)

23 The Magpies

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		