



4 Timworth Close, Luton, LU2 9SF
£425,000

PR 
PROPERTY

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**** Exclusive to PR Property **** A large 3 bedroom detached house which is well presented. The ground floor offers an entrance hall, fitted kitchen and downstairs WC, leading into a generous lounge/dining room which flows through to a conservatory with underfloor heating giving you comfortable all year round living. A utility room gives internal access to the integral garage. Upstairs are three well proportioned bedrooms served by a family bathroom. Outside, a large block-paved drive provides lots of off-street parking for several cars.

Located
Conveniently close to the airport, with great local schools, shops and easy access to the motorway, making this a practical choice for commuters and families.

GROUND FLOOR

PRIVATE REAR GARDEN

ENTRANCE HALL

BLOCK PAVED DRIVE PROVIDING PARKING FOR 4 CARS

WC

KITCHEN 9'6" X 9'5" (2.89M X 2.87M)

LOUNGE/DINING ROOM 16'5" X 17'7" (5.01M X 5.35M)

CONSERVATORY 8'11" X 17'7" (2.73M X 5.35M)

UTILITY ROOM 8'11" X 7'11" (2.73M X 2.41M)

GARAGE 16'11" X 7'11" (5.16M X 2.41M)

FIRST FLOOR

LANDING

BEDROOM 1 13'1" X 11'3" (3.99M X 3.42M)

BEDROOM 2 12'11" X 11'3" (3.94M X 3.42M)

BEDROOM 3 8'1" X 7'11" (2.47M X 2.41M)

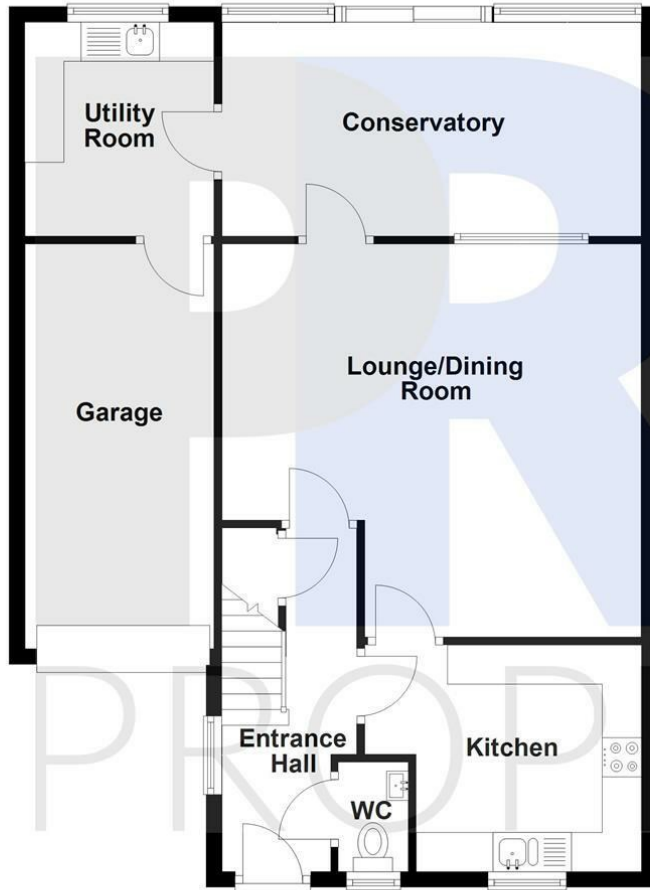
BATHROOM

OUTSIDE



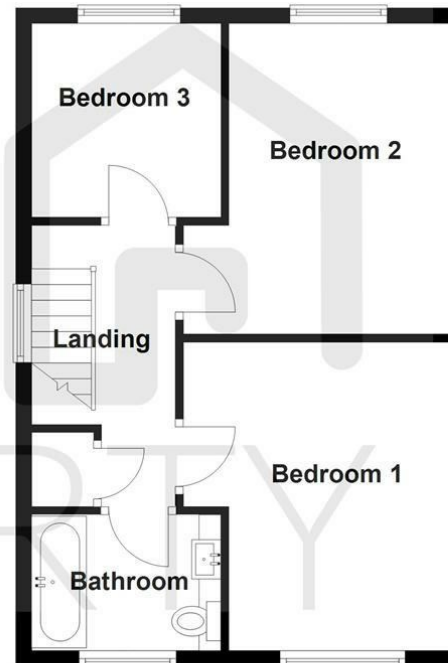
Ground Floor

Approx. 78.0 sq. metres (839.2 sq. feet)



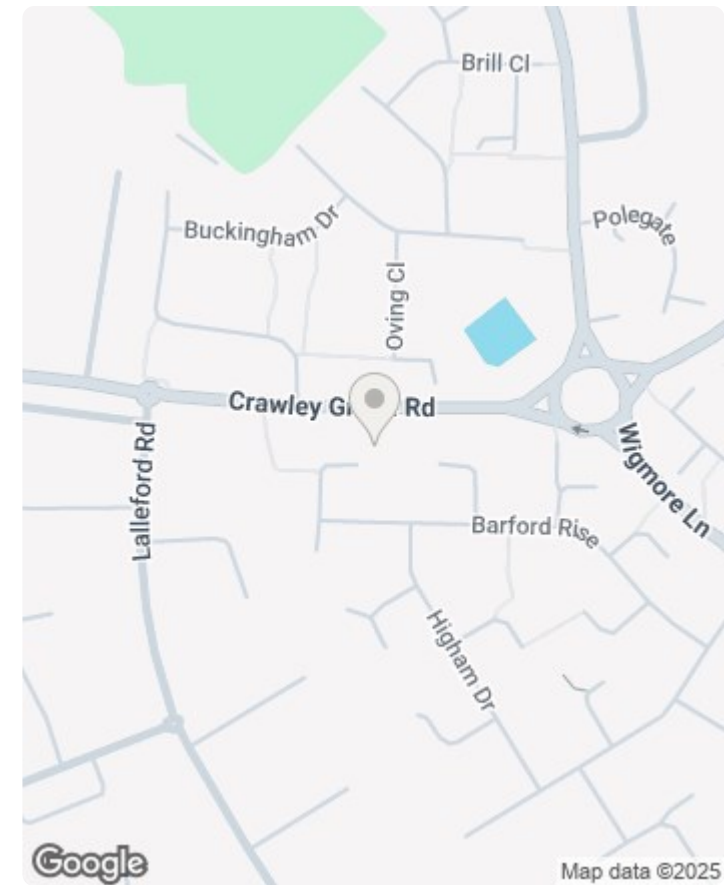
First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 120.7 sq. metres (1299.5 sq. feet)

4 Timworth Close



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

