



**PR**   
PROPERTY

66 Ferndale Road, Luton, Bedfordshire, LU1 1PE  
£1,500



- EXCLUSIVE TO PR PROPERTY
- 3 BEDROOMS
- CLOSE TO TOWN

- LARGE OPEN PLAN LIVING SPACE
- 2 BATHROOMS
- AVAILABLE OCTOBER 2025

- LARGE MODERN KITCHEN
- PRIVATE REAR GARDEN
- MUST BE VIEWED

\*\*\* EXCLUSIVE TO PR PROPERTY LETTINGS \*\*\* SPACIOUS 3 BEDROOM HOME \*\*\* LARGE OPEN PLAN LIVING SPACE \*\*\* LARGE FITTED KITCHEN WITH MODERN FINISH \*\*\* PRIVATE REAR GARDEN WITH PATIO TERRACE SEATING AREA \*\*\* CLOSE TO TOWN CENTER \*\*\* CLOSE TO SCHOOLS \*\*\* CLOSE TO M1 \*\*\* AVAILABLE OCTOBER 2025 \*\*\* ADDITIONAL DOWNSTAIRS SHOWER ROOM \*\*\* GAS CENTRAL HEATING \*\*\* MUST BE VIEWED \*\*\*

## GROUND FLOOR

### ENTRANCE HALL

**LOUNGE 11'3" X 11'0" (3.42 X 3.35)**

**DINING ROOM 13'4" X 10'1" (4.06 X 3.07)**

**KITCHEN / BREAKFAST ROOM 13'4" X 10'8" (4.07 X 3.24)**

### UTILITY AREA

**SHOWER ROOM 6'6" X 5'0" (1.98 X 1.52)**

## FIRST FLOOR

### LANDING

**BEDROOM 1 12'9" X 11'5" (3.88 X 3.49)**

**BEDROOM 2 13'3" X 10'7" (4.03 X 3.22)**

**BEDROOM 3 10'3" X 7'9" (3.12 X 2.36)**

### BATHROOM

## OUTSIDE

### REAR GARDEN

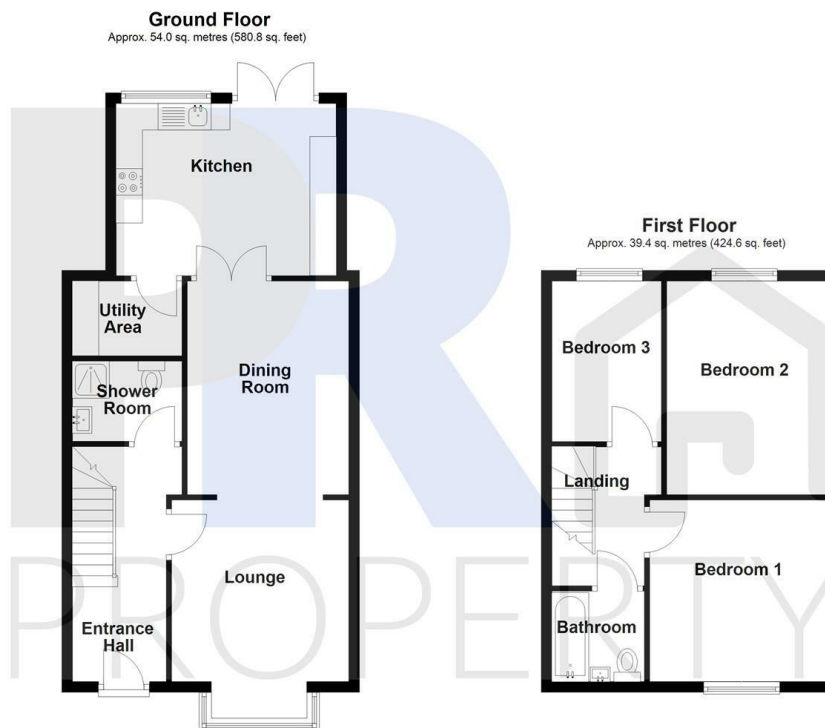
Block paved patio seating area, stairs to lawn with flower and shrub borders

## TO FRONT

## FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

## FLOOR PLAN - FIRST FLOOR



Total area: approx. 93.4 sq. metres (1005.3 sq. feet)

**66 FERNDAL ROAD**

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>		
(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>		
	62	68
	EU Directive 2002/91/EC	