



PR
PROPERTY

18 Tilgate, Luton, Bedfordshire, LU2 8RR
£1,350 PCM

- EXCLUSIVE TO PR PROPERTY
- Driveway parking
- Close to train station

- 2 bedrooms
- Conservatory
- Must be viewed

- Available November 2025
- Close to Luton Airport

** Exclusive to PR Property ** Two-bedroom house in Tilgate, Luton — available November 2025

Property Overview

This two-bedroom house is ideal for couples or small families and includes a conservatory that opens onto a private rear garden, plus driveway parking. The flexible living space makes it easy to adapt rooms to suit your needs. A must-view for anyone needing quick access to major transport links, the home offers practical, comfortable living in a residential setting.

Location

Well placed for commuters, the property is close to the M1, Luton Airport and the mainline train station.

ENTRANCE HALL 5'08 X 3'05 (1.73M X 1.04M)

LIVING ROOM 14'05 X 10'00 (4.39M X 3.05M)

KITCHEN 13'06 X 8'08 (4.11M X 2.64M)

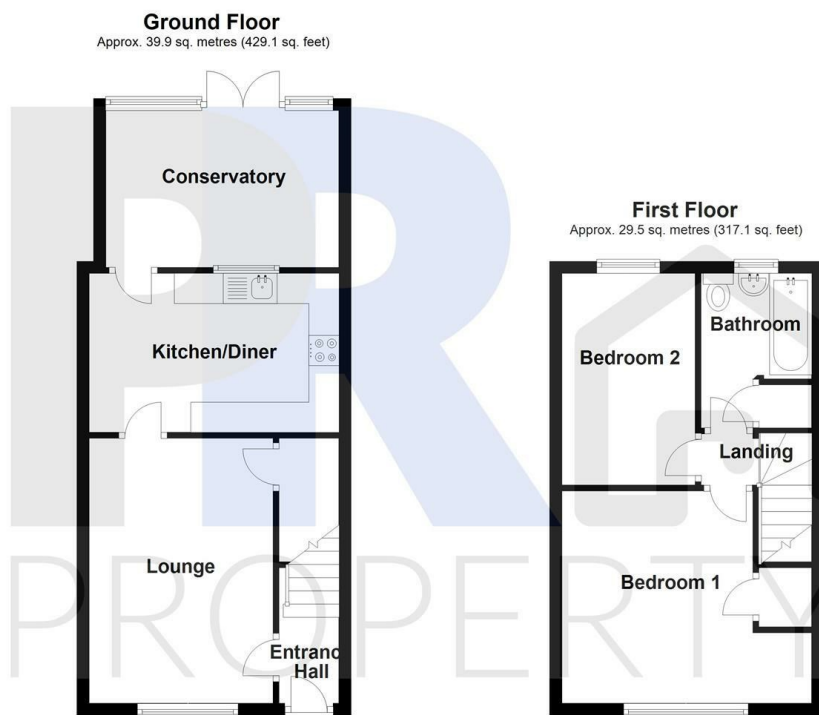
CONSERVATORY 12'03 X 8'06 (3.73M X 2.59M)

LANDING 6'00 X 2'08 (1.83M X 0.81M)

BEDROOM ONE 11'09 X 10'05 (3.58M X 3.18M)

BEDROOM TWO 11'06 X 7'03 (3.51M X 2.21M)

BATHROOM 8'06 X 6'00 (2.59M X 1.83M)



Total area: approx. 69.3 sq. metres (746.2 sq. feet)
18 Tilgate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		66
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC