



81 Limbury Road, Luton, LU3 2PJ  
£450,000



## 81 Limbury Road, Luton, LU3 2PJ

\*\* Exclusive to PR Property \*\* Chain Free \*\* This attractive four-bedroom detached home on Limbury Road offers generous space, character features, and fantastic family living. The property boasts a large gravel driveway providing ample off-road parking and a detached garage to the rear. Inside, the ground floor flows beautifully with a welcoming entrance hall, bright bay-fronted living room, spacious family room, fitted kitchen, practical utility area, and downstairs shower room. Upstairs are four well-proportioned bedrooms and a modern family bathroom. Outside, the home opens onto a superb garden – ideal for entertaining, relaxing, or family play – offering a great sense of privacy and greenery. Perfectly placed for highly rated local schools, shops, and transport links.

### ENTRANCE HALL

**LIVING ROOM 12'4" X 11'3"**  
**(3.76 X 3.43)**

**FAMILY ROOM 21'5" X 11'8"**  
**MAX (6.53 X 3.56 MAX)**

**FITTED KITCHEN 11'2" X 7'1"**  
**(3.40 X 2.16)**

**UTILITY ROOM 6'0" X 6'0" (1.83**  
**X 1.83)**

### SHOWER ROOM

### LANDING

**BEDROOM 1 12'3" X 8'4" PLUS**  
**WARDROBES (3.73 X 2.54 PLUS**  
**WARDROBES)**

**BEDROOM 2 12.7 X 9'**  
**(3.66M.2.13M X 2.74M)**

**BEDROOM 3 10'9" X 9'4" (3.28**  
**X 2.84)**

**BEDROOM 4 9'0" X 8'0" (2.74 X**  
**2.44)**

### BATHROOM

### OUTSIDE

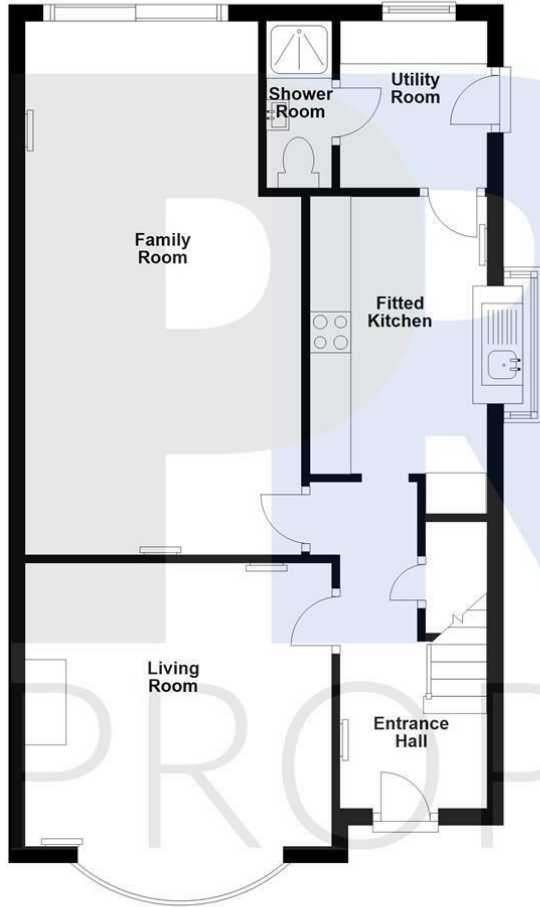
### REAR GARDEN

### GARAGE

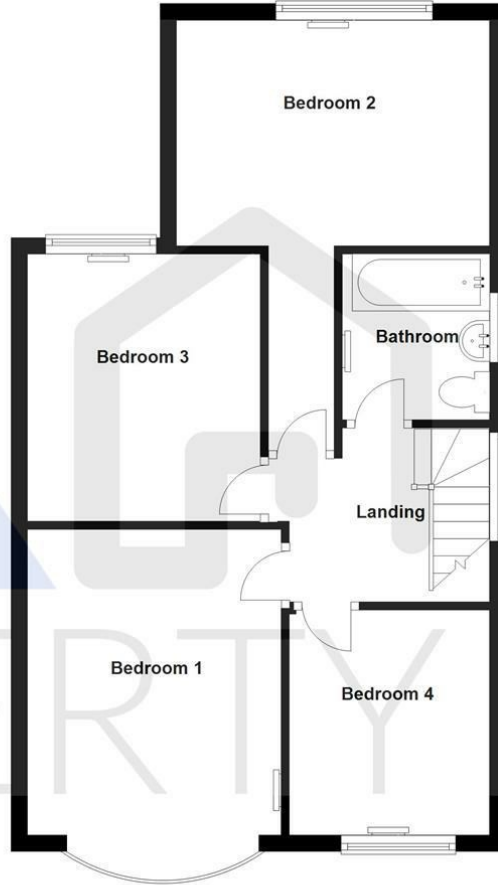
### TO FRONT



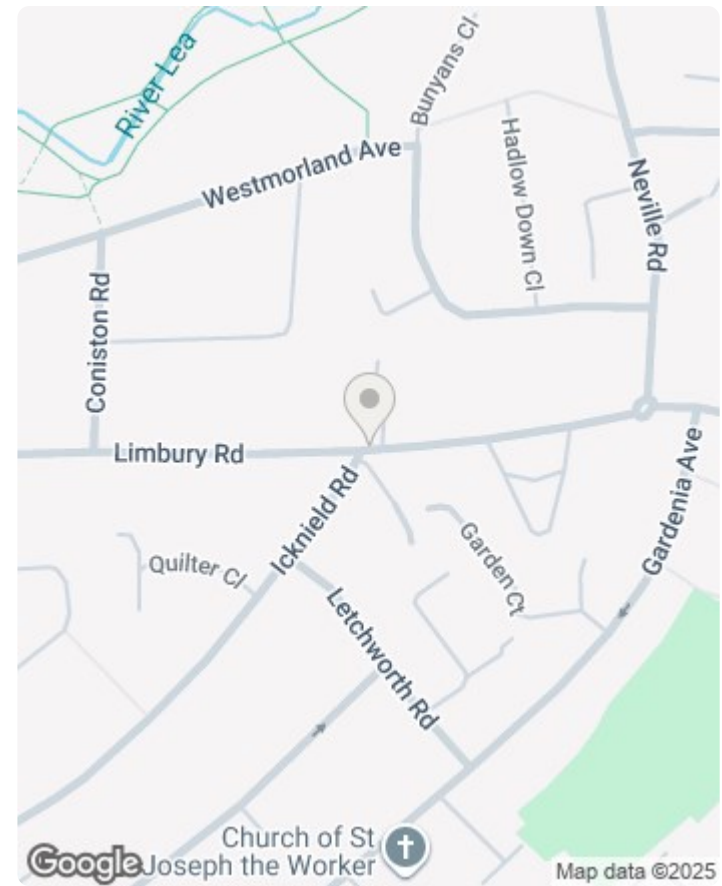
**Ground Floor**  
Approx. 58.7 sq. metres (631.6 sq. feet)



**First Floor**  
Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 110.1 sq. metres (1185.5 sq. feet)  
81 limbury 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>		
		EU Directive 2002/91/EC

Current rating: 65  
Potential rating: 77

