



35 Fairford Avenue, Luton, LU2 7ER
£530,000

- PR PROPERTY SALES
- ON DRIVE PARKING
- WELL PRESENTED THROUGHOUT
- TWO RECEPTIONS

- FOUR BEDROOMS
- GARAGE
- CLOSE TO SCHOOLS

- DETACHED HOUSE
- LARGE PRIVATE REAR GARDEN
- TWO BATHROOMS

For sale with PR Property, this beautifully presented four bedroom detached family home on Fairford Avenue, Luton offers generous living space inside and out. With driveway parking for multiple vehicles and a garage with internal access, it's a practical setup for busy households. The layout includes separate reception rooms, ideal for family time, working from home or entertaining, along with the added convenience of a ground floor bathroom. Upstairs you'll find four well-proportioned bedrooms and a further bathroom. To the rear, the large private garden provides a great space for children, pets and summer gatherings. Ideally placed for local schools, this is a home that really must be viewed.

PORCH ENTRANCE

ENTRANCE HALL

LIVING ROOM 21'8 X 11'2 (6.60M X 3.40M)

DINING ROOM 13'1 X 11'2 (3.99M X 3.40M)

KITCHEN 13'1 X 9'3 (3.99M X 2.82M)

SHOWER ROOM

LANDING

BEDROOM ONE 15'8 X 13'2 (4.78M X 4.01M)

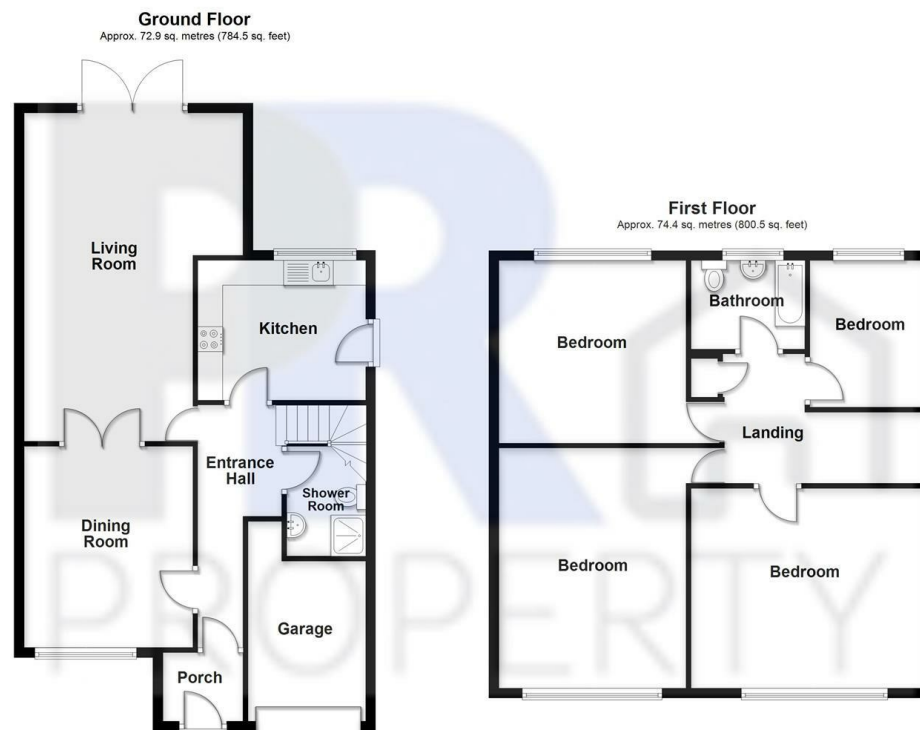
BEDROOM TWO 12'6 X 13'1 (3.81M X 3.99M)

BEDROOM THREE 12'6 X 12'5 (3.81M X 3.78M)

BEDROOM FOUR 9'3 X 7'11 (2.82M X 2.41M)

BATHROOM

GARAGE 13'2 X 9'2 (4.01M X 2.79M)



Total area: approx. 147.3 sq. metres (1585.0 sq. feet)
35 Fairford Avenue, Luton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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