



50 Mendip Way, Luton, LU3 3JL
£2,100 PCM



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Exclusive to PR Property — This spacious and well-planned four-bedroom home in the sought-after Sundon Park area offers an impressive 1,321 sqft of living space across two floors — ideal for growing families or professionals needing room to breathe. The open-plan kitchen/dining room is the heart of the home, paired with a generous lounge and a handy utility area for practicality. The ground floor also benefits from a WC and a bedroom with en suite bathroom, whilst upstairs hosts three further bedrooms and a separate shower room. Add a half garage, large block paved drive and great garden into the mix, this really is a complete package.

ENTRANCE HALL

WC

LOUNGE 16'9" X 11'3" (5.11M X 3.44M)

KITCHEN/DINING ROOM 20'8" X 15'0" (6.31M X 4.56M)

UTILITY AREA 7'0" X 7'0" (2.13M X 2.13M)

BEDROOM 4 18'5" X 9'5" MAX (5.61M X 2.87M MAX)

EN-SUITE BATHROOM

LANDING

Door to:

BEDROOM 1 12'9" X 9'6" (3.89M X 2.90M)

BEDROOM 2 9'11" X 9'7" (3.02M X 2.92M)

BEDROOM 3 9'10" X 7'9" (2.99M X 2.35M)

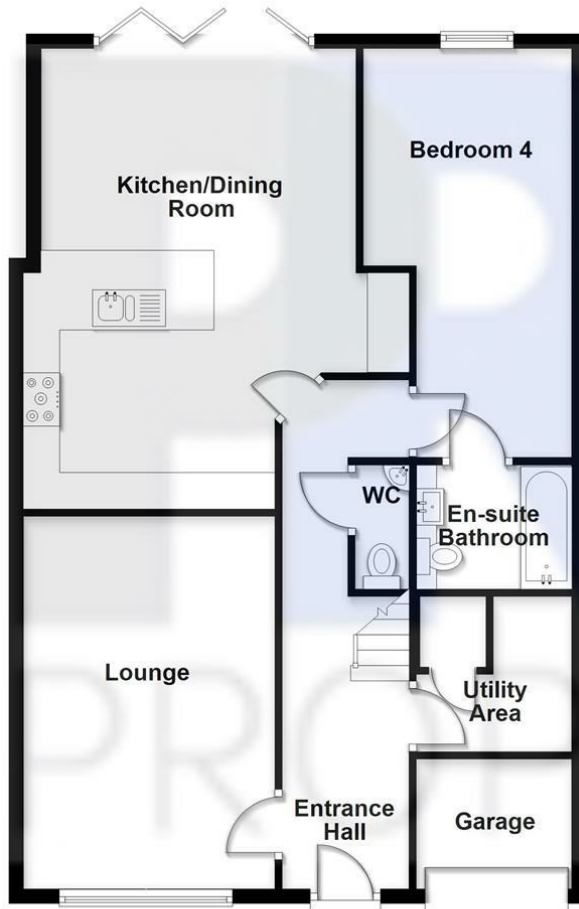
SHOWER ROOM

GARAGE SPACE



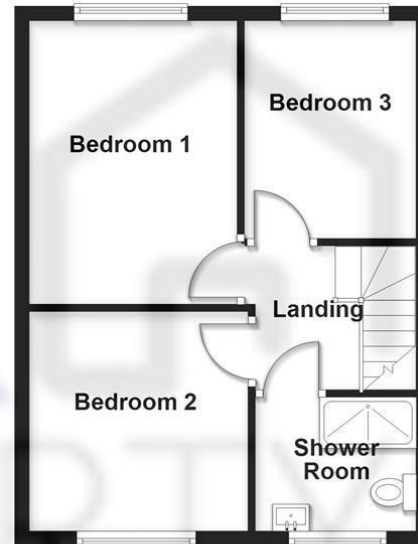
Ground Floor

Approx. 85.7 sq. metres (922.9 sq. feet)



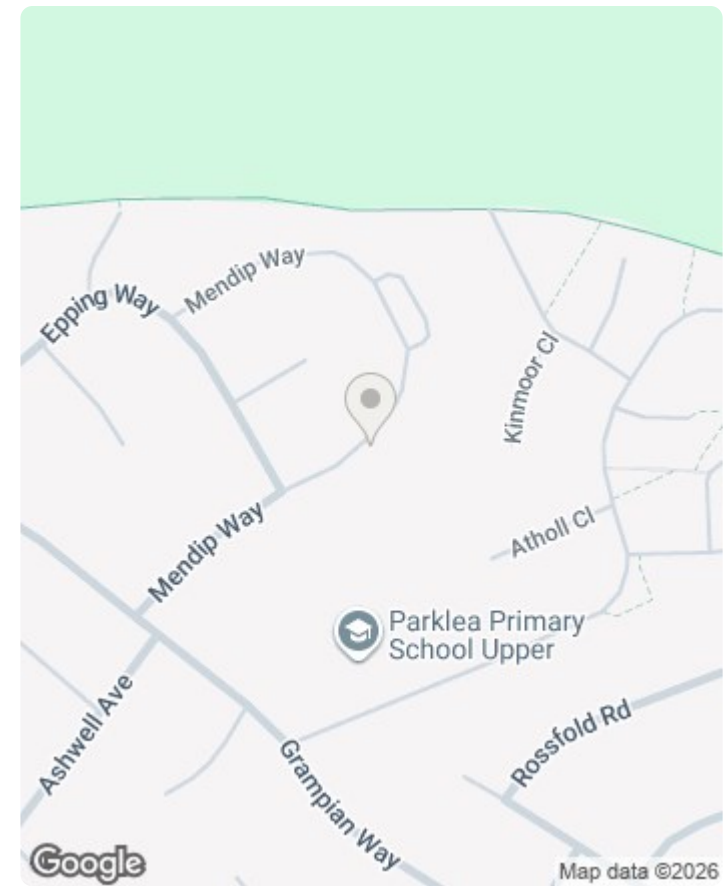
First Floor

Approx. 37.0 sq. metres (398.8 sq. feet)



Total area: approx. 122.8 sq. metres (1321.7 sq. feet)

50 Mendip Way, Luton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

