



4 Timworth Close, Luton, LU2 9SF  
£425,000



## 4 Timworth Close, Luton, LU2 9SF

\*\* Exclusive to PR Property \*\* A large 3 bedroom detached house which is well presented. The ground floor offers an entrance hall, fitted kitchen and downstairs WC, leading into a generous lounge/dining room which flows through to a conservatory with underfloor heating giving you comfortable all year round living. A utility room gives internal access to the integral garage. Upstairs are three well proportioned bedrooms served by a family bathroom. Outside, a large block-paved drive provides lots of off-street parking for several cars.

Located

Conveniently close to the airport, with great local schools, shops and easy access to the motorway, making this a practical choice for commuters and families.

### GROUND FLOOR

#### ENTRANCE HALL

#### WC

**KITCHEN 9'6" X 9'5" (2.89M X 2.87M)**

**LOUNGE/DINING ROOM 16'5" X 17'7" (5.01M X 5.35M)**

**CONSERVATORY 8'11" X 17'7" (2.73M X 5.35M)**

**UTILITY ROOM 8'11" X 7'11" (2.73M X 2.41M)**

**GARAGE 16'11" X 7'11" (5.16M X 2.41M)**

### FIRST FLOOR

#### LANDING

**BEDROOM 1 13'1" X 11'3" (3.99M X 3.42M)**

**BEDROOM 2 12'11" X 11'3" (3.94M X 3.42M)**

**BEDROOM 3 8'1" X 7'11" (2.47M X 2.41M)**

#### BATHROOM

#### OUTSIDE

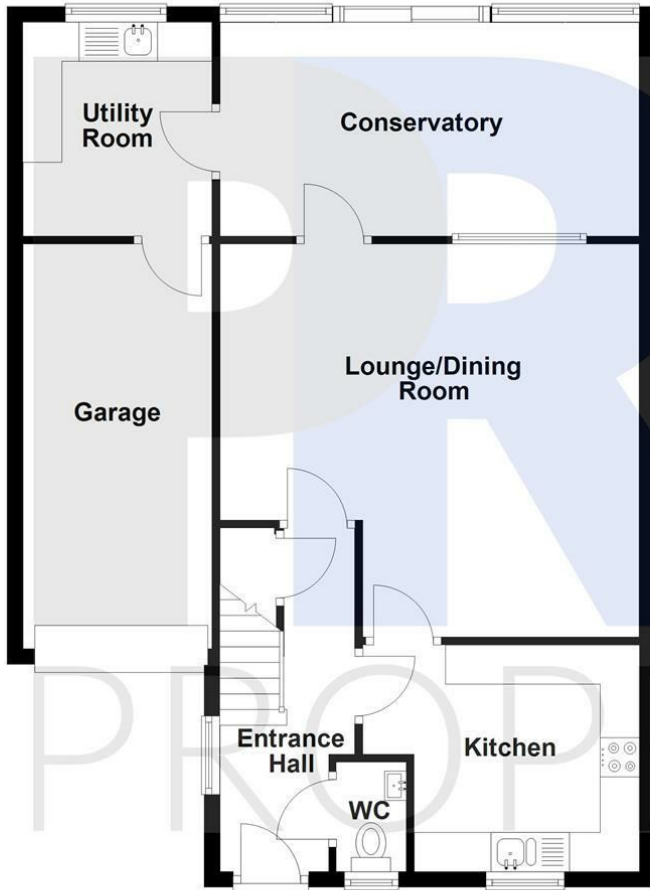
### PRIVATE REAR GARDEN

**BLOCK PAVED DRIVE  
PROVIDING PARKING FOR 4  
CARS**



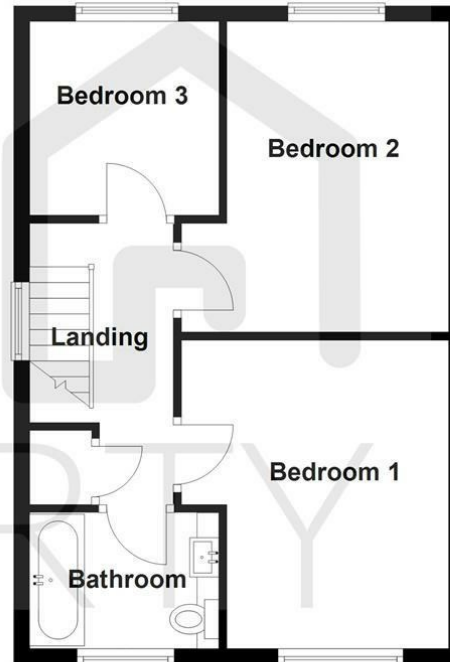
### Ground Floor

Approx. 78.0 sq. metres (839.2 sq. feet)



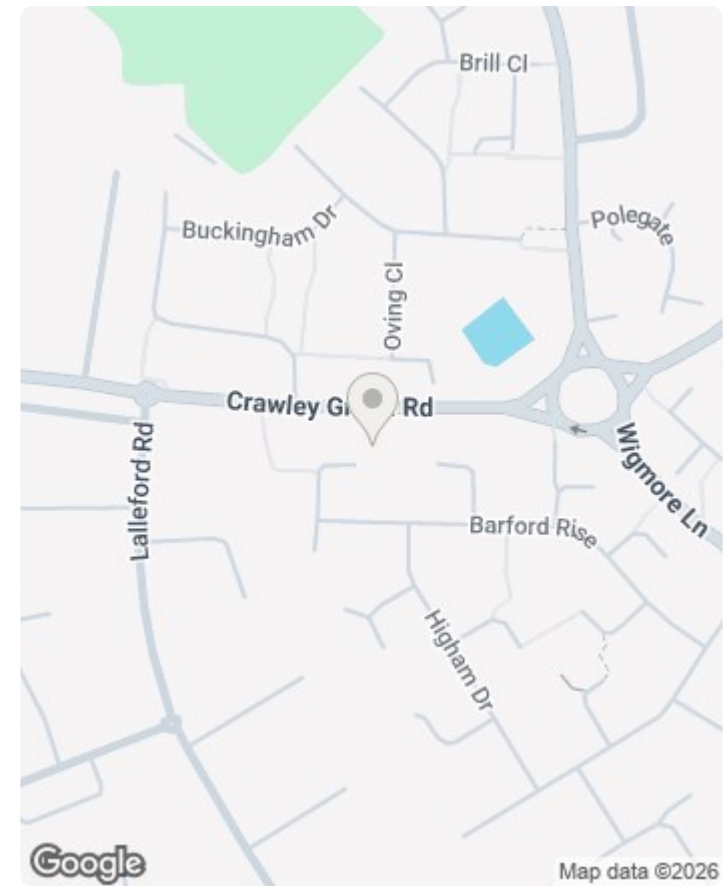
### First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 120.7 sq. metres (1299.5 sq. feet)

**4 Timworth Close**



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

