



4 Ravenbank Road, Luton, LU2 8EJ  
£460,000

**PR**  
PROPERTY

## 4 Ravenbank Road, Luton, LU2 8EJ

Set in a popular road in Stopsley, is this extended home that offers generous, well planned living space that suits modern family life. The ground floor flows nicely from the entrance hall into a comfortable living room and dining area, with a modern open plan kitchen/breakfast room, ideal for busy mornings. There is also a ground floor WC, plus the added benefit of a garage for secure parking or extra storage. Upstairs, the property provides three genuine double bedrooms, along with a family bathroom and an additional separate WC, which is always a help for families. Well placed for three good schools, London Luton Airport and strong transport links, it's a great option for commuters and families.



## **GROUND FLOOR**

### **PORCH**

### **ENTRANCE HALL**

**LIVING ROOM 12'8" X 11'1" (3.87M X 3.37M)**

**DINING AREA 11'5" X 11'1" (3.48M X 3.37M)**

**BREAKFAST ROOM 7'7" X 9'7" (2.30M X 2.92M)**

**KITCHEN 8'11" X 10'0" (2.73M X 3.05M)**

### **REAR LOBBY**

### **WC**

## **FIRST FLOOR**

### **LANDING**

**BEDROOM 1 13'0" X 11'1" (3.97M X 3.37M)**

**BEDROOM 2 9'9" X 12'3" (2.98M X 3.73M)**

**BEDROOM 3 11'5" X 11'1" (3.48M X 3.37M)**

### **FAMILY BATHROOM**

### **WC**

### **OUTSIDE**

**GARAGE 15'11 \* 7'11 (4.85M \* 2.41M)**

### **PRIVATE REAR GARDEN**

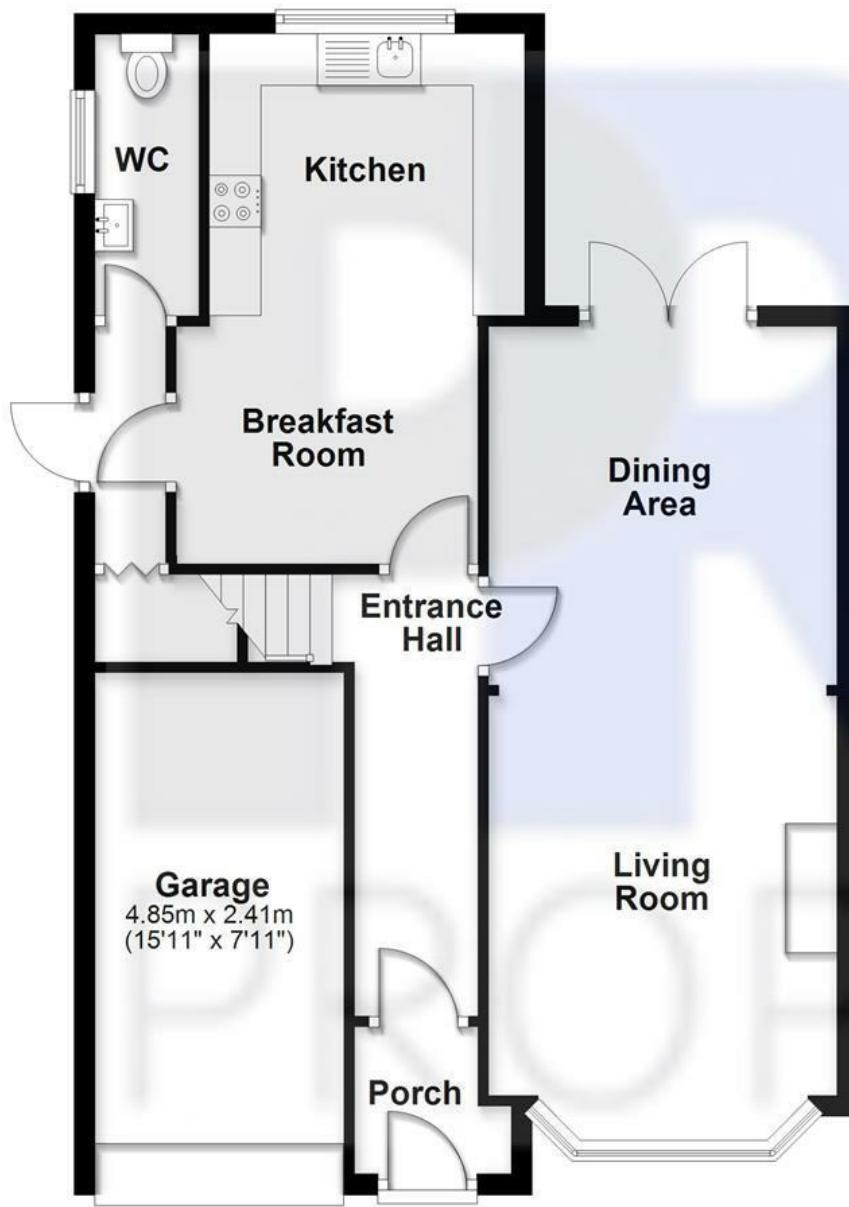
**ON DRIVE PARKING AND GARDEN TO FRONT**





## Ground Floor

Approx. 68.7 sq. metres (739.5 sq. feet)

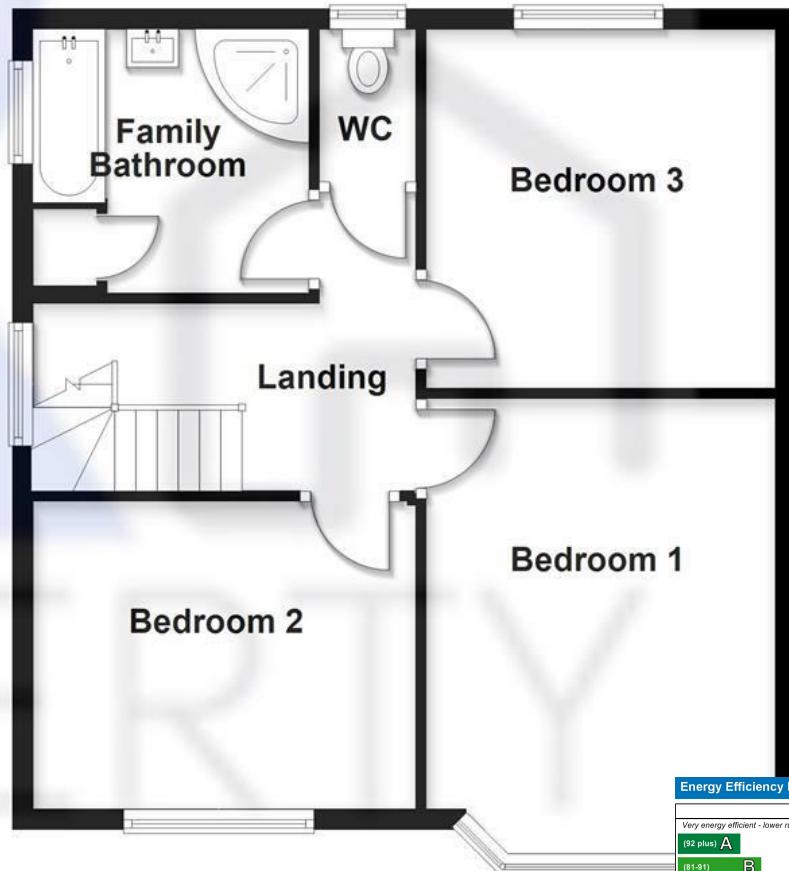


Total area: approx. 123.4 sq. metres (1328.3 sq. feet)

**4 Ravenbank Road, Luton**

## First Floor

Approx. 54.7 sq. metres (588.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC