



**2 Speedwell Close, Luton, LU3 4AF**  
**£425,000**

- EXCLUSIVE TO PR PROPERTY SALES
- AMPLE PARKING
- EN SUITE TO MASTER
- CHAIN FREE

- DETACHED BUNGALOW
- PRIVATE GATED ENTRY
- UTILITY ROOM

- 3 BEDROOMS
- CORNER PLOT
- LARGE GARAGE

Exclusive to P&R Property

Tucked away behind a private gated entrance on a generous corner plot in the ever-popular Barton Hills, this impressive detached bungalow is a truly rare find. Offering three bedrooms, a huge open plan living room and the added luxury of both a family bathroom and an en suite to the master bedroom, this home punches well above its weight. Step outside and discover fabulous enclosed courtyard style gardens to both the front and rear — private, low maintenance, and perfect for relaxing or entertaining. With a large garage with internal access, a utility room and ample driveway parking, every practical need is covered too. Offered chain free and surrounded by green spaces, local amenities and excellent transport links — this one really must be seen to be fully appreciated.

## ENTRANCE HALLWAY

**LIVING ROOM 21'04 X 16'11 (6.50M X 5.16M)**

**FAMILY ROOM 16'02 X 7'11 (4.93M X 2.41M)**

**KITCHEN 12'00 X 7'00 (3.66M X 2.13M)**

**BEDROOM ONE 10'11 X 9'09 (3.33M X 2.97M)**

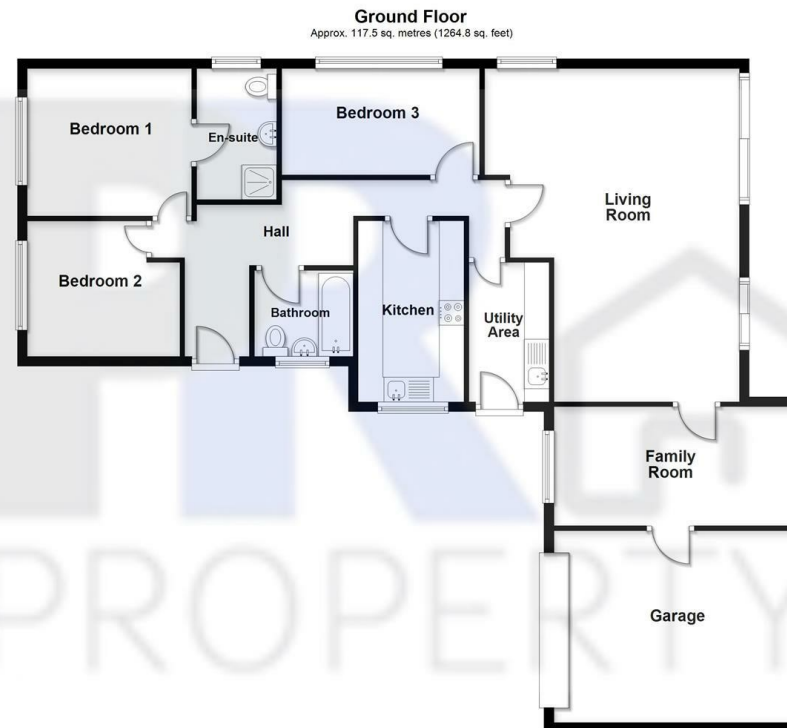
**BEDROOM TWO 9'10 X 7'11 (3.00M X 2.41M)**

**BEDROOM THREE 13'02 X 6'02 (4.01M X 1.88M)**

**FAMILY BATHROOM**

**EN SUITE TO MASTER**

**GARAGE 16'02 X 12'09 (4.93M X 3.89M)**



Total area: approx. 117.5 sq. metres (1264.8 sq. feet)  
2 Speedwell Close, Luton

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	