



29 Finsbury Road, Luton, Bedfordshire, LU4 9AH  
£375,000



## 29 Finsbury Road, Luton, Bedfordshire, LU4 9AH

Exclusive to PR Property — Don't miss this wonderfully spacious and extended home in a popular residential pocket of Luton, just a short distance from Leagrave train station and the Luton & Dunstable Hospital. Offered with no onward chain, this is an opportunity to move quickly and with confidence. Offering far more than first meets the eye, this three bedroom property boasts a generous loft room, a fantastic extended kitchen diner, a large rear garden, a huge shed, and off road parking for two to three vehicles. Whether you're a growing family, a commuter, or a healthcare professional, 29 Finsbury Road ticks an impressive number of boxes. With gas central heating and double glazing throughout, plus a handy ground floor WC and shower room, this is a home ready to be enjoyed from day one.

### ENTRANCE HALL

### SHOWER ROOM

**LOUNGE 13'5" X 11'11" (4.09 X 3.63)**

**KITCHEN/DINING ROOM 19'1" X 17'9" (5.82 X 5.41)**

### LANDING

**BEDROOM 1 11'8" X 11'0" (3.56 X 3.35)**

**BEDROOM 2 11'3" X 10'7" (3.43 X 3.23)**

**BEDROOM 3 8'8" X 8'4" (2.64 X 2.54)**

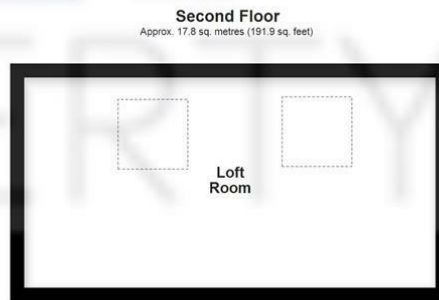
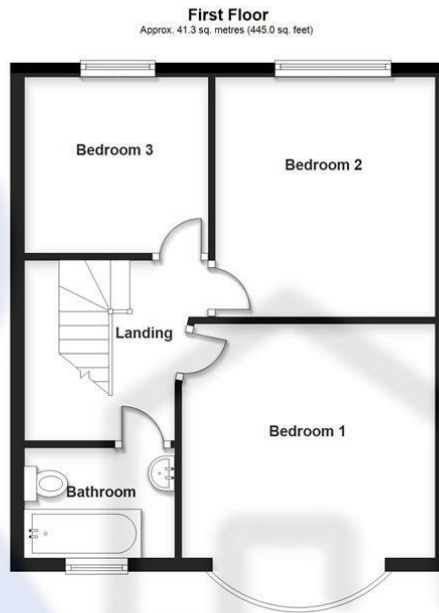
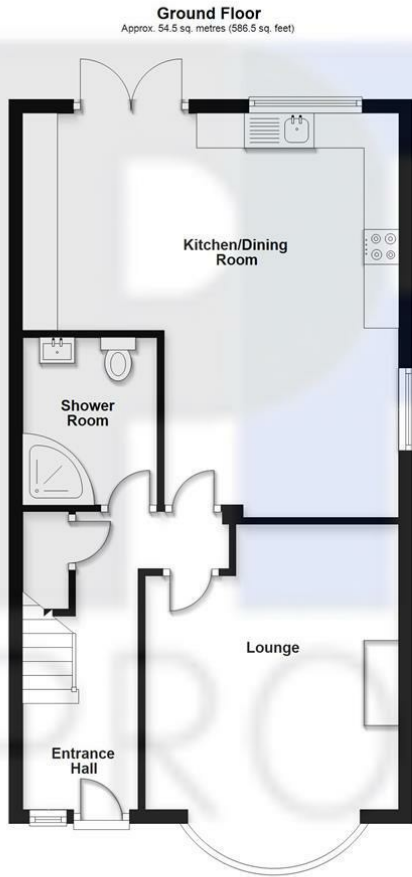
### BATHROOM

### OUTSIDE

### LARGE REAR GARDEN

### TO FRONT - ON DRIVE PARKING





Total area: approx. 113.7 sq. metres (1223.3 sq. feet)  
29 finsbury road



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

