

esquire

Beechwood Road  
Luton, LU4 9SA

£350,000



Located within the popular Leagrave area this spacious, two double bedroom, detached bungalow is presented in immaculate condition throughout. The property comprises a conservatory, lounge, kitchen/diner, utility area, inner hallway, two double bedrooms, en-suite to master, a shower room, front and rear gardens and a garage. The properties location gives excellent access to local shops, schools and amenities as well as the M1 junction 11 and Thameslink Mainline Train Station within half a mile away. Call us now to view 01582 720011

**ESQUIRE ESTATES**  
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**DESCRIPTION**

**REAR GARDEN**  
Mainly laid to lawn, paved area

**ACCOMMODATION**

**GARAGE**  
Power and lighting, up and over door

**FRONT GARDEN**  
Enter the front garden with pathway to front which leads into:

**CONSERVATORY/ENTRANCE 23' 0" x 9' 2" (7.0m x 2.8m)**  
Double glazed windows to side and front aspects, double glazed French doors to front garden, two ceiling fan lights, laminate flooring, radiator, door to:



**LOUNGE 20' 8" x 12' 10" (6.3m x 3.9m)**  
Double glazed windows to front and side aspects, French doors to conservatory, radiator, coving to ceiling, laminate flooring, door to:

**KITCHEN/DINER 12' 10" x 10' 10" (3.9m x 3.3m)**  
Double glazed window to front aspect, modern kitchen fitted with a range of wall and base units with rolltop work surfaces over incorporating stainless steel sink/drainers, two electric ovens, gas hob with extractor over, integrated dishwasher, washing machine and fridge, tiled splashbacks, radiator

**UTILITY ROOM**  
Located to the side of the property, storage area, housing tumble dryer

**INNER HALLWAY**  
Doors to:

**BEDROOM ONE 13' 9" x 12' 10" (4.2m x 3.9m)**  
Double glazed window to rear aspect, radiator, door to:



**EN-SUITE**  
Low level WC, vanity hand wash basin

**BEDROOM TWO 13' 9" x 12' 6" (4.2m x 3.8m)**  
Double glazed window to rear aspect, radiator

**LUXURY SHOWER ROOM**  
Underfloor heating, shower cubicle with digital shower, low level WC, hand wash basin, fully tiled

**FRONT GARDEN**  
Landscaped garden, mainly laid to lawn, paved area



**Energy Performance Certificate**



**The Bungalow Rear of 176, Beechwood Road, LUTON, LU4 9SA**

**Dwelling type:** Detached bungalow  
**Date of assessment:** 11 August 2014  
**Date of certificate:** 11 August 2014  
**Reference number:** 0722-2869-7182-9694-8515  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 106 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,856</b>
<b>Over 3 years you could save</b>	<b>£ 411</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 180 over 3 years	
Heating	£ 2,151 over 3 years	£ 2,025 over 3 years	
Hot Water	£ 342 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 2,856</b>	<b>£ 2,445</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Rating	Current	Potential
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 144	✓
2 Low energy lighting for all fixed outlets	£105	£ 162	
3 Solar water heating	£4,000 - £6,000	£ 102	✓

See page 3 for a full list of recommendations for this property.  
To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.