



4 Ravenbank Road, Luton, LU2 8EJ
Offers in the region of £449,995



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**** Exclusive to PR Property ** OFFERS INVITED **** For sale is this extended home that has 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 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





PR
PROPERTY
SALES

01582 720777

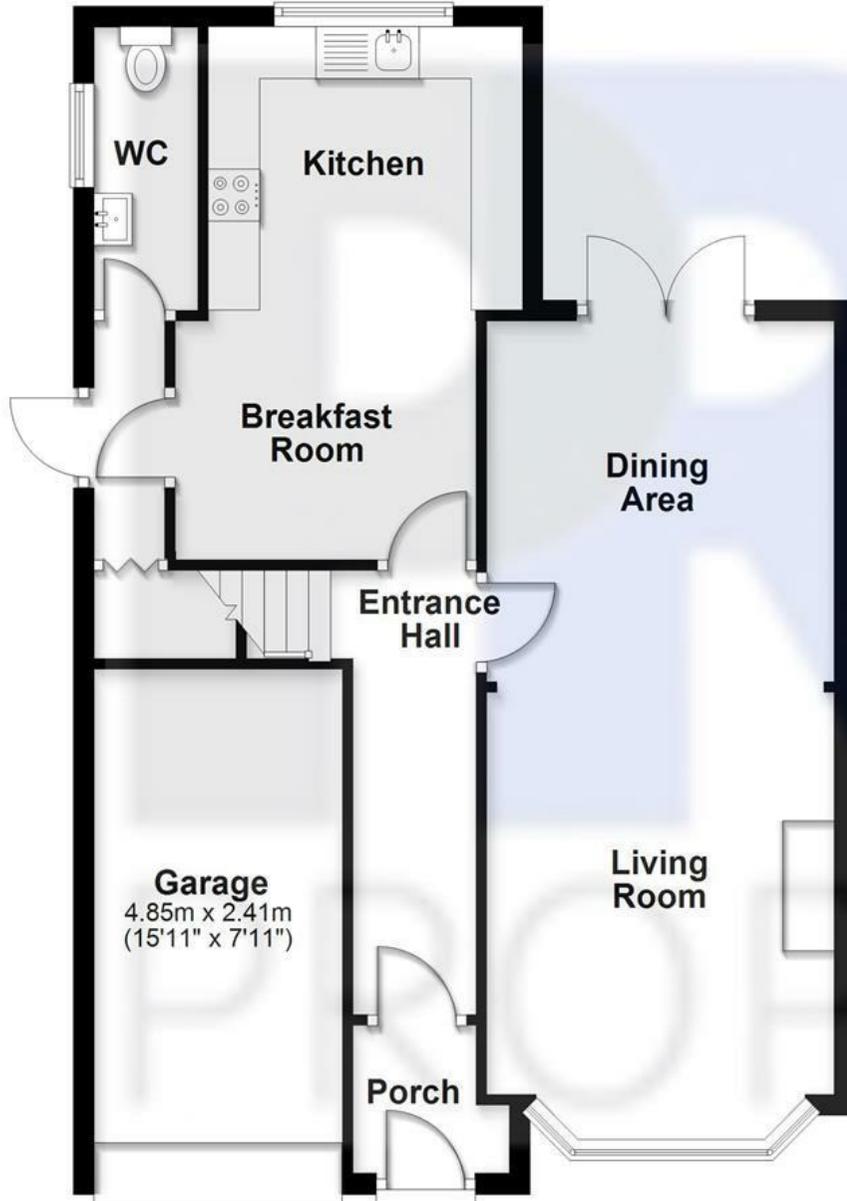
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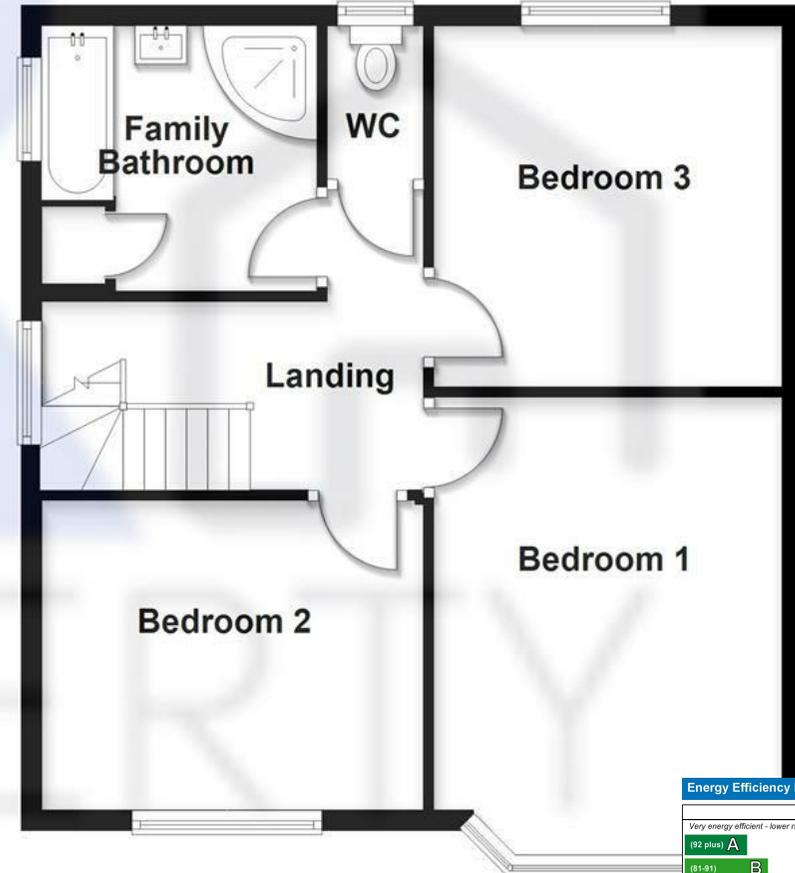
Ground Floor

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



First Floor

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



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

4 Ravenbank Road, Luton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	