



## 31 Kingston Road, Luton, Beds, LU2 7RZ

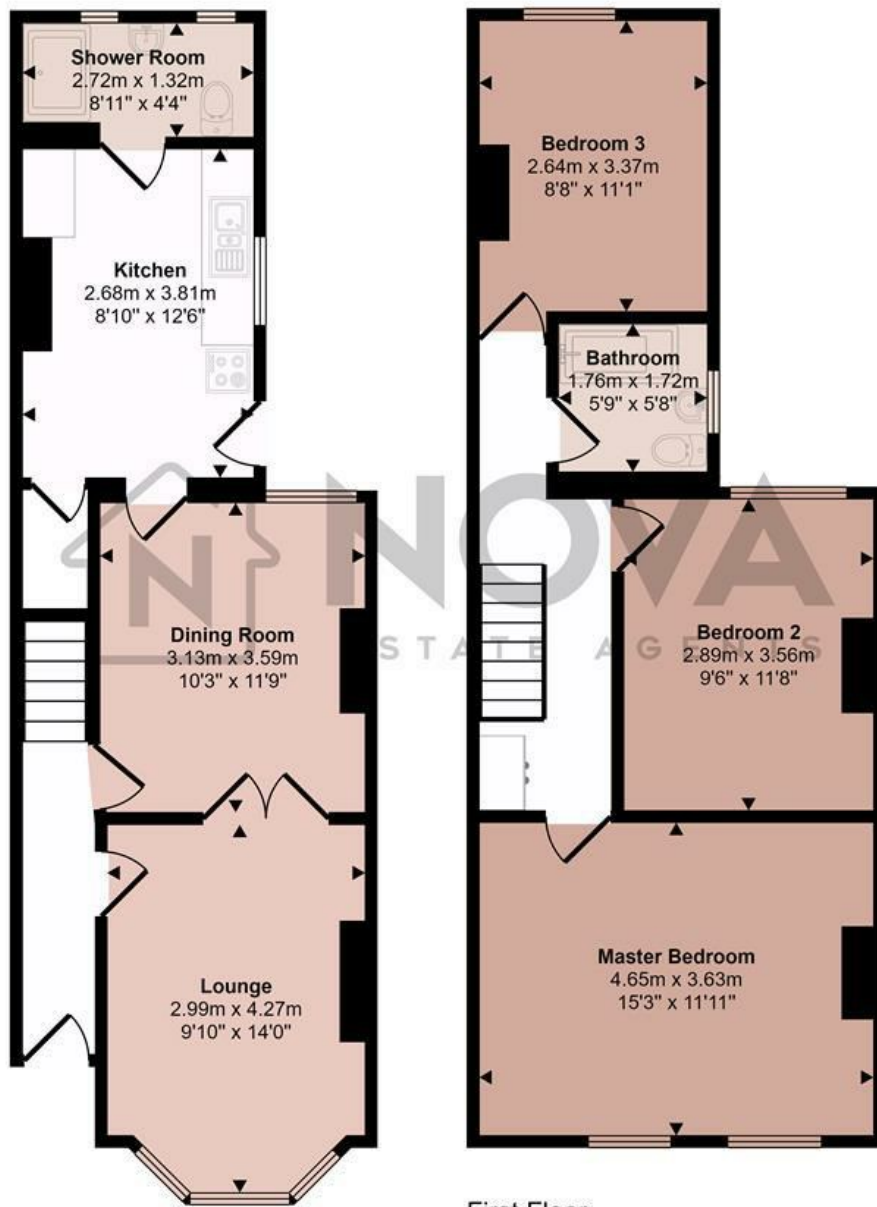
Welcome to this spacious mid-terrace home available for rent on Kingston Road in Luton. This charming property features three generously sized double bedrooms, providing ample space for a family or professionals. With two well appointed bathrooms, the home ensures convenience and comfort for all residents.

Located in a vibrant neighborhood, the property is within easy reach of local amenities, schools, and excellent transport links, making daily commutes and errands a breeze. The mid-terrace layout offers a balance of community living with privacy, creating a comfortable and welcoming environment.

- Nova Estate Agents
- 3 Double Bedrooms
- 2 Bathrooms
- Walking Distance to Train Station
- 2 Reception Rooms And Dining Room
- Available Immediately
- Close to Local Amenities

£1,450 Per month

Approx Gross Internal Area  
93 sq m / 1006 sq ft



First Floor  
Approx 49 sq m / 524 sq ft

Ground Floor  
Approx 45 sq m / 482 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      |           |
| (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 |           |