



21 Norton Road, Luton, LU3 2NX  
£335,000



## 21 Norton Road, Luton, LU3 2NX

Exclusive to PR Property - Set in a popular residential pocket of Luton, this well-presented three bedroom family home is ready to welcome its new owners. With a generous lounge/dining room, a practical kitchen, a handy downstairs WC, and gas central heating with double glazed windows throughout, comfort and convenience are front and centre. Step outside to enjoy a private garden perfect for families or al fresco evenings, and make the most of the garage for storage or parking. Close to Leagrave Station and with great connections to the M1, plus good schools nearby and no upper chain — this one is well worth a look.

### GROUND FLOOR

**PORCH 2'6" X 5'4" (0.76M X 1.62M)**

**ENTRANCE HALL 11'6" X 8'2" (3.50M X 2.49M)**

**WC 5'6" X 2'6" (1.68M X 0.77M)**

**KITCHEN 11'6" X 8'1" (3.50M X 2.46M)**

**LOUNGE/DINER 11'6" X 16'7" (3.50M X 5.05M)**

### FIRST FLOOR

**LANDING 9'5" X 8'2" (2.88M X 2.49M)**

**BEDROOM 1 14'5" X 8'1" (4.40M X 2.46M)**

**BEDROOM 2 11'6" X 8'2" (3.50M X 2.49M)**

**BEDROOM 3 8'6" X 8'1" (2.60M X 2.46M)**

**BATHROOM 4'9" X 8'2" (1.45M X 2.49M)**

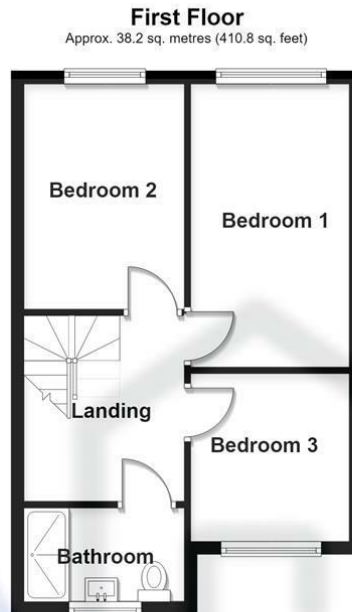
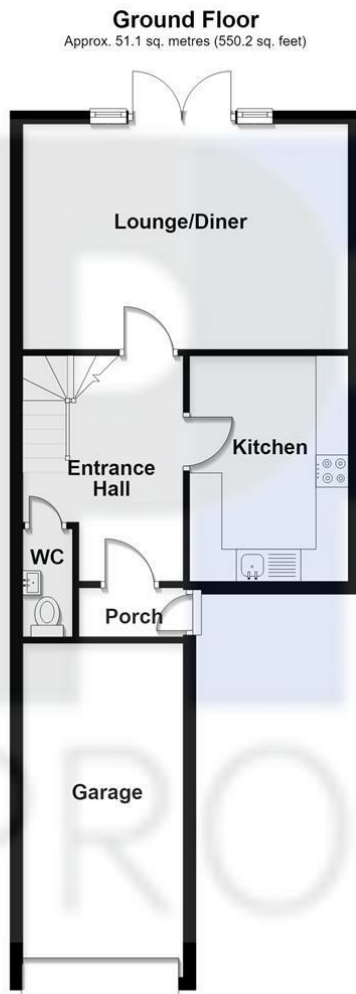
### OUTSIDE

**GARAGE 17'0" X 8'2" (5.18M X 2.49M)**

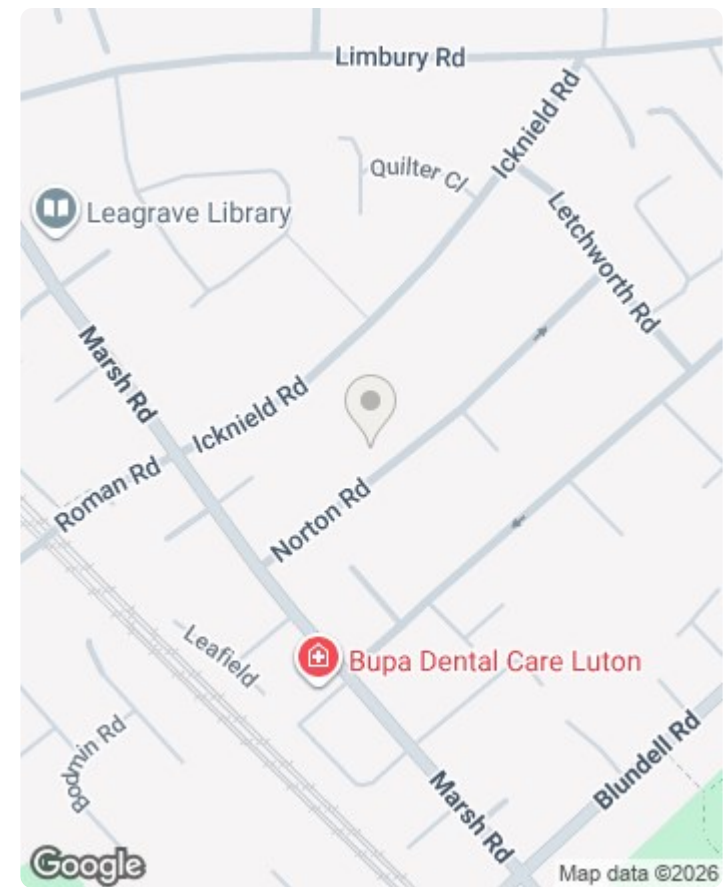
**PRIVATE REAR GARDEN**

**GATED ON DRIVE PARKING**





Total area: approx. 89.3 sq. metres (961.1 sq. feet)  
**21 Norton Road**



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	

