



5 Barnfield Avenue, Luton, LU2 7AS
£1,700



- EXCLUSIVE TO PR PROPERTY LETTINGS
- LARGE OPEN PLAN LIVING
- LARGE REAR GARDEN
- MUST BE VIEWED

- SPACIOUS
- ON DRIVE PARKING
- BARNFIELD COLLEGE LOCATION

- 3 BEDROOMS
- GARAGE
- AVAILABLE MARCH 2025

*** EXCLUSIVE TO PR PROPERTY LETTINGS *** SPACIOUS 3 BEDROOM SEMI *** ON DRIVE PARKING FOR MULTIPLE VEHICLES *** GARAGE *** LARGE PRIVATE REAR GARDEN WITH PATIO *** GAS CENTRAL HEATING *** FAMILY BATHROOM AND DOWNSTAIRS WC *** BARNFIELD COLLEGE LOCATION *** AVAILABLE MARCH 2025 *** MUST BE VIEWED ***

ENTRANCE HALL

LIVING ROOM 12'5 X 11'7 (3.78M X 3.53M)

DINING ROOM 13'00 X 10'9 (3.96M X 3.28M)

KITCHEN 16'11 X 7'10 (5.16M X 2.39M)

BEDROOM 1 16'3 X 9'9 (4.95M X 2.97M)

BEDROOM 2 12'5 X 12'00 (3.78M X 3.66M)

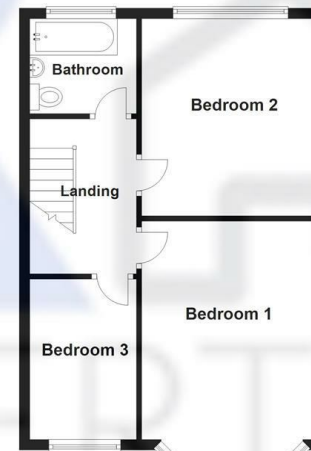
BEDROOM 3 8'6 X 7'2 (2.59M X 2.18M)

BATHROOM

Ground Floor
Approx. 50.3 sq. metres (541.3 sq. feet)



First Floor
Approx. 38.1 sq. metres (410.6 sq. feet)



Total area: approx. 88.4 sq. metres (951.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	