



PR
PROPERTY

29 Finsbury Road, Luton, Bedfordshire, LU4 9AH
£375,000

- Close To Leagrave Station
- 19ft Kitchen / Dining Room
- Excellent Condition

- 3 Bedrooms
- DG Windows & Gas CH
- Must Be Viewed

- Extended House
- 100ft Rear Garden

**** EXCLUSIVE TO P&R PROPERTY SALES **** A BEAUFULLY EXTENDED 3 BEDROOM HOME WITH LARGE KITCHEN / DINING ROOM AND IS LOCATED A SHORT WALK TO LEAGRAVE TRAIN STATION. The property benefits from accommodation comprises entrance hall, lounge, 19ft open plan kitchen to dining room, 3 bedrooms, family bathroom, separate shower room, gas central heating, double glazed windows, 100ft rear garden and on drive parking for 3 cars.

ENTRANCE HALL

Double glazed window to front, radiator, stairs, meter cupboard, Storage cupboard, door to

SHOWER ROOM

Fitted with three piece suite comprising tiled shower enclosure, wash hand basin with cupboards under, close coupled WC, full height tiling to all walls, extractor fan, radiator, tiled flooring.

LOUNGE 13'5" X 11'11" (4.09 X 3.63)

Double glazed bow window to front, ornamental coal effect gas fire set in surround, radiator, fitted carpet.

KITCHEN/DINING ROOM 19'1" X 17'9" (5.82 X 5.41)

Double glazed window to side, double glazed window to rear, radiator, laminate flooring, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer with tiled splashbacks, integrated fridge, freezer and dishwasher, space for washing machine and tumble drier, fitted double oven, built-in four ring gas hob with extractor hood over, double glazed french doors to garden.

LANDING

Fitted carpet, door to:

BEDROOM 1 11'8" X 11'0" (3.56 X 3.35)

Double glazed bow window to front, fitted range of wardrobes, radiator, fitted carpet.

BEDROOM 2 11'3" X 10'7" (3.43 X 3.23)

Double glazed window to rear, fitted wardrobe, radiator, fitted carpet.

BEDROOM 3 8'8" X 8'4" (2.64 X 2.54)

Double glazed window to rear, radiator, fitted wardrobe, fitted carpet.

BATHROOM

Fitted with three piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, full height tiling to all walls, obscure double glazed window to front, radiator, laminate flooring.

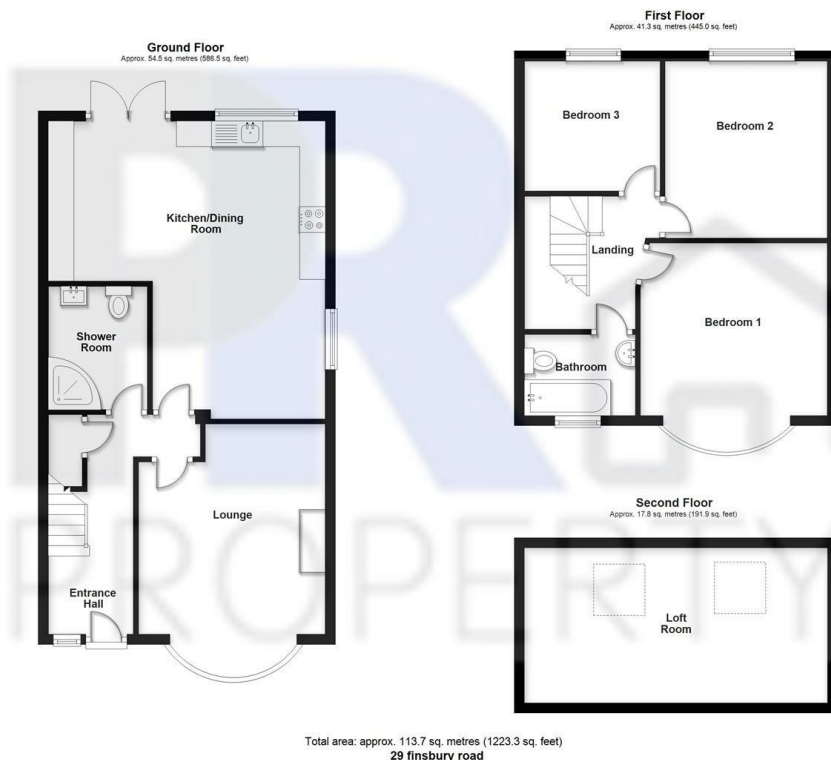
OUTSIDE

REAR GARDEN

Large paved patio seating area with ornamental wall and lighting, mainly laid to lawn. Large timber shed and metal shed, gated access to front

TO FRONT

Block paved driveway providing parking for three cars.



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