



255 Toddington Road, Luton, Bedfordshire, LU4 9ED
£1,400

PR
PROPERTY

- AVAILABLE DECEMBER 2025
- GARAGE
- GAS CENTRAL HEATING
- MUST BE VIEWED

- 3 BEDROOMS
- PRIVATE GARDEN
- LARGE LOUNGE

- CLOSE TO STATION
- CLOSE TO SCHOOLS
- DINING ROOM

** EXCLUSIVE TO P & R PROPERTY LETTINGS ** AVAILABLE DECEMBER 2025 ** 3 BEDROOMS ** GARAGE ** GREAT CONDITION THROUGHOUT ** PRIVATE REAR GARDEN ** CLOSE TO SCHOOLS ** 2 MINUTE WALK TO TRAIN STATION ***

This semi detached property benefits from accommodation comprising porch, lounge, dining room, kitchen, 3 bedrooms, bathroom, gas central heating, private garden and garage.

PORCH

LOUNGE 12'11" X 16'7" (3.94M X 5.06M)

DINING ROOM 10'10" X 8'11" (3.30M X 2.72M)

KITCHEN 10'10" X 7'4" (3.30M X 2.24M)

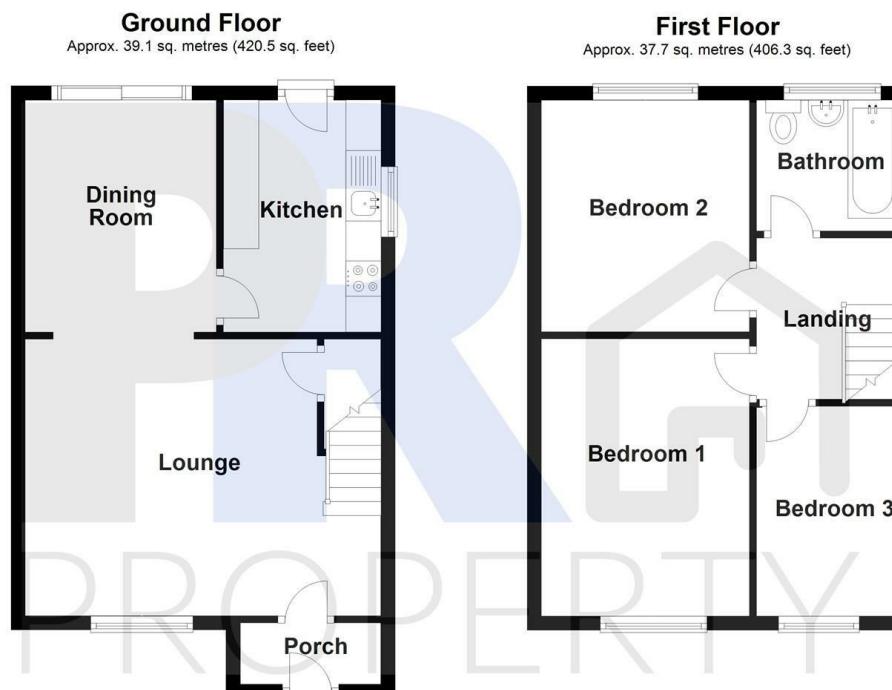
LANDING

BEDROOM 1 12'11" X 10'0" (3.94M X 3.05M)

BEDROOM 2 10'10" X 10'0" (3.30M X 3.05M)

BEDROOM 3 9'11" X 6'7" (3.02M X 2.00M)

BATHROOM



Total area: approx. 76.8 sq. metres (826.9 sq. feet)

255 Toddington road

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			
		45	
			88
England & Wales			EU Directive 2002/91/EC