



81 Limbury Road, Luton, LU3 2PJ
£450,000

PR
PROPERTY

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** Exclusive to PR Property ** Chain Free ** This attractive four-bedroom detached home on Limbury Road offers generous space, character features, and fantastic family living. The property boasts a large gravel driveway providing ample off-road parking and a detached garage to the rear. Inside, the ground floor flows beautifully with a welcoming entrance hall, bright bay-fronted living room, spacious family room, fitted kitchen, practical utility area, and downstairs shower room. Upstairs are four well-proportioned bedrooms and a modern family bathroom. Outside, the home opens onto a superb garden – ideal for entertaining, relaxing, or family play – offering a great sense of privacy and greenery. Perfectly placed for highly rated local schools, shops, and transport links.

ENTRANCE HALL

LIVING ROOM 12'4" X 11'3"
(3.76 X 3.43)

FAMILY ROOM 21'5" X 11'8"
MAX (6.53 X 3.56 MAX)

FITTED KITCHEN 11'2" X 7'1"
(3.40 X 2.16)

UTILITY ROOM 6'0" X 6'0" (1.83 X 1.83)

SHOWER ROOM

LANDING

BEDROOM 1 12'3" X 8'4" PLUS WARDROBES (3.73 X 2.54 PLUS WARDROBES)

BEDROOM 2 12.7 X 9'
(3.66M.2.13M X 2.74M)

BEDROOM 3 10'9" X 9'4" (3.28 X 2.84)

BEDROOM 4 9'0" X 8'0" (2.74 X 2.44)

BATHROOM

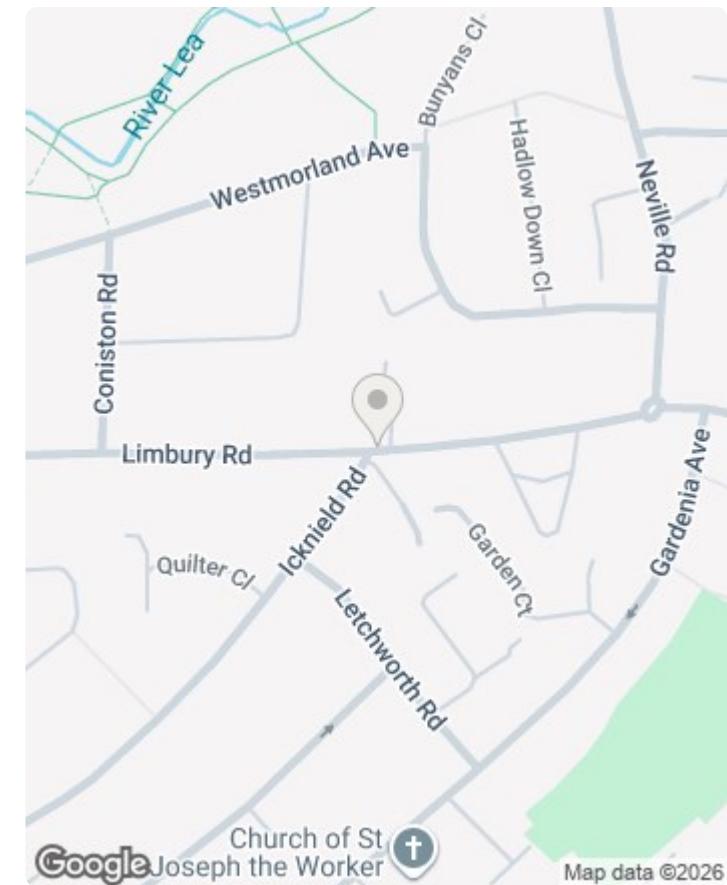
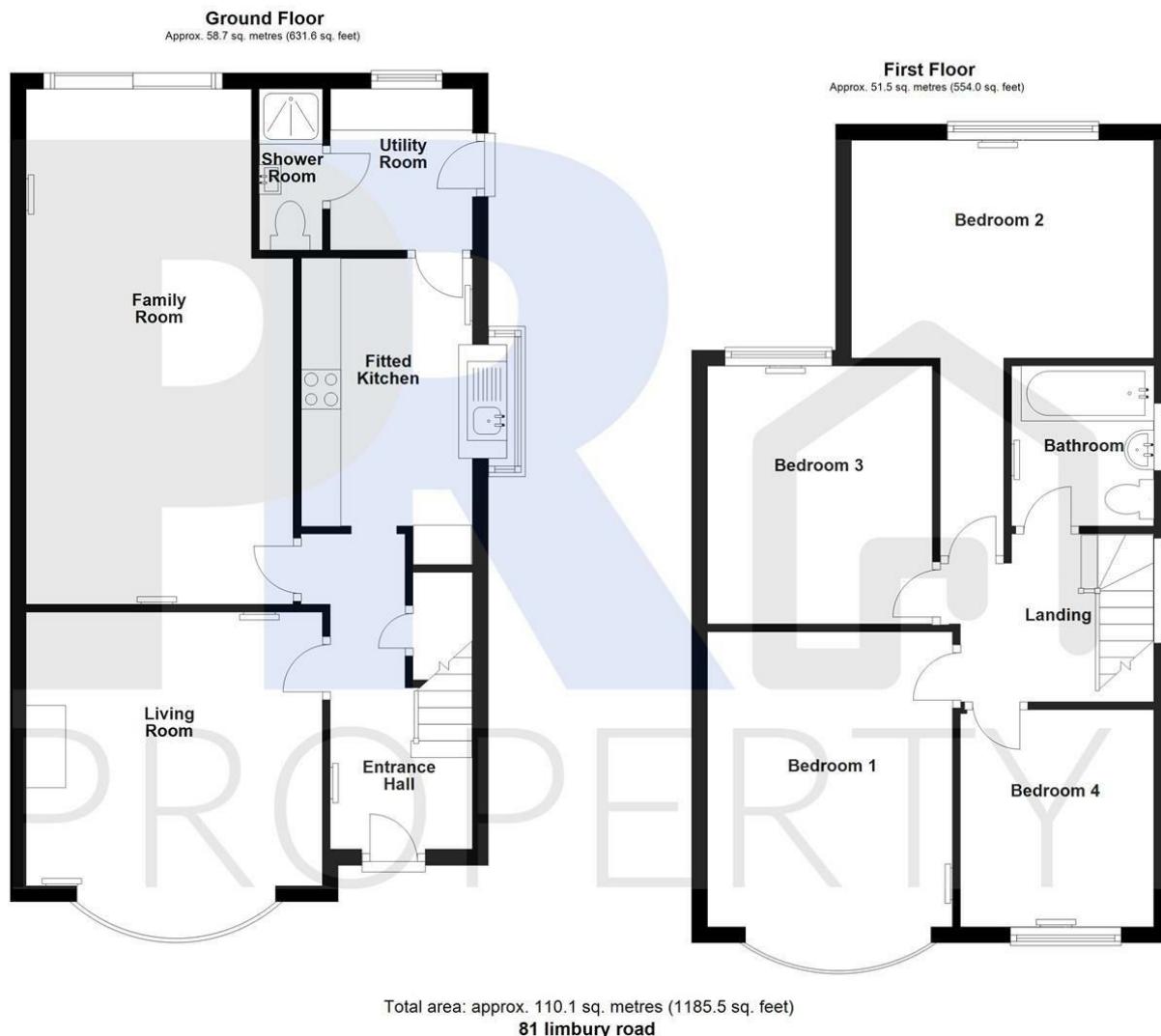
OUTSIDE

REAR GARDEN

GARAGE

TO FRONT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

