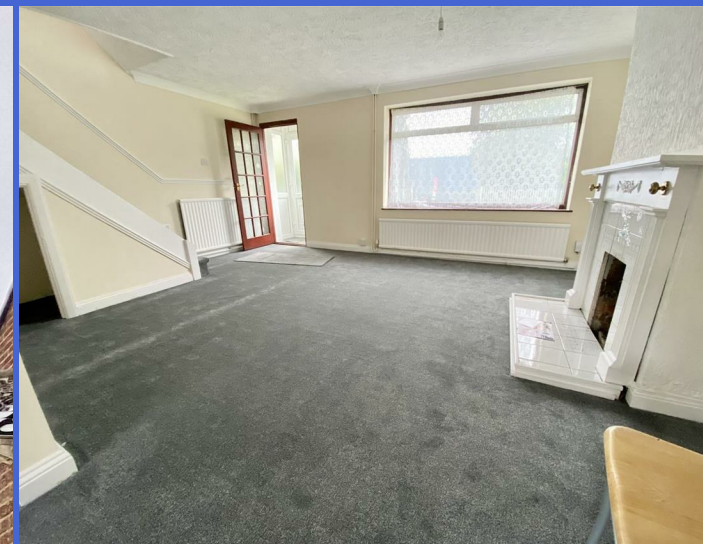




255 Toddington Road, Luton, Bedfordshire, LU4 9ED
£1,400



- 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)

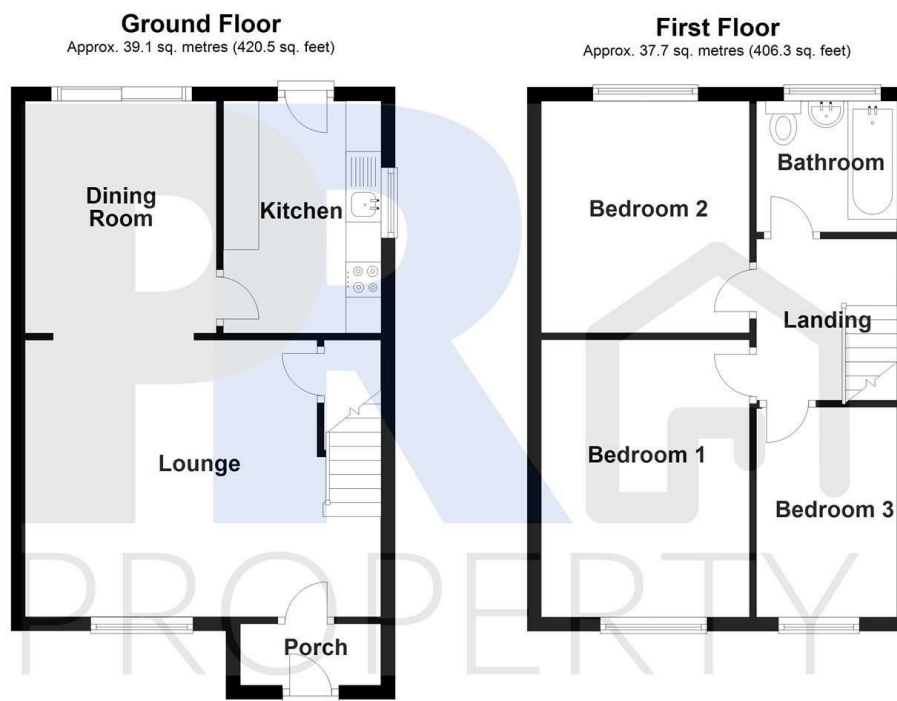
LANDING

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		88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	45	45	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			