



**PR**  
PROPERTY

53 Farley Hill, Luton, Bedfordshire, LU1 5EG  
£1,700 PCM

- EXCLUSIVE TO PR PROPERTY
- CLOSE TO TOWN
- NEWLY REFURBISHED

- 3 BEDROOM
- PRIVATE GARDEN
- GAS CENTRAL HEATING

- AVAILABLE NOW
- OPEN PLAN LOUNGE DINER
- MUST BE VIEWED

Exclusive to P&R Property

Beautifully presented and newly refurbished throughout, this three bedroom house on Farley Hill is available for immediate occupation and is truly move-in ready. No waiting around — just unpack and enjoy. The property has been thoughtfully updated from top to bottom, boasting a brand new bathroom, fresh décor throughout and a lovely private rear garden — perfect for those warmer months. Ideally positioned close to Luton town center with excellent bus links on the doorstep and easy access to Luton railway station for Thameslink and East Midlands Railway services, commuters and families alike will find this location incredibly convenient. Early viewing is strongly advised — a property like this won't hang around.

### ENTRANCE HALL

Radiator, fitted carpet, stairs, door to:

**LOUNGE 11'0" X 11'11" (3.36M X 3.62M)**

**DINING ROOM 12'1" X 11'0" (3.69M X 3.35M)**

**KITCHEN/BREAKFAST ROOM 15'10" X 6'6" (4.82M X 1.98M)**

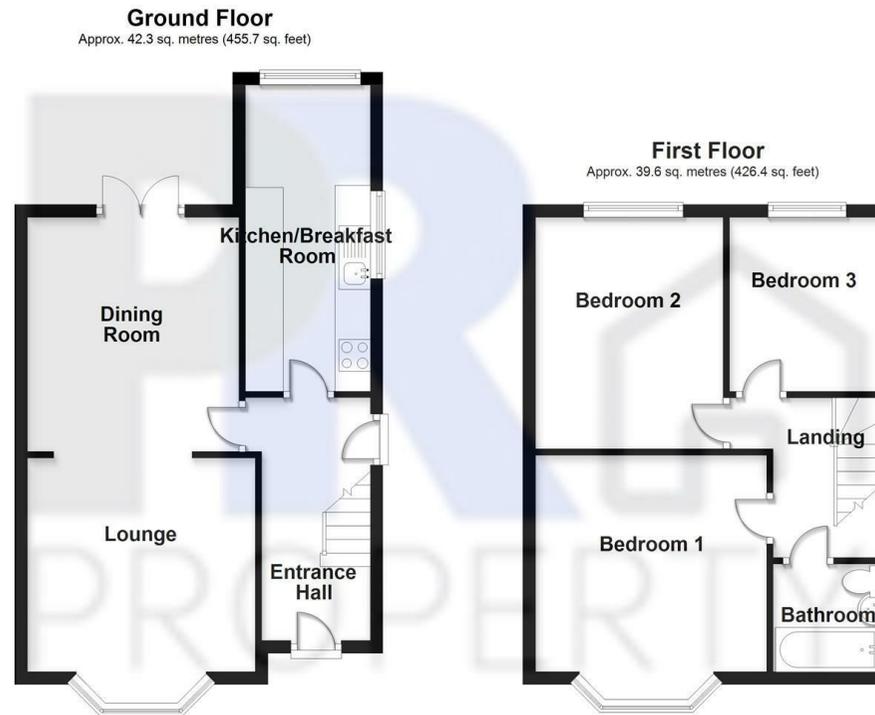
### LANDING

**BEDROOM 1 11'2" X 12'0" (3.40M X 3.67M)**

**BEDROOM 2 11'11" X 9'9" (3.64M X 2.98M)**

**BEDROOM 3 9'2" X 7'11" (2.79M X 2.41M)**

### BATHROOM



Total area: approx. 81.9 sq. metres (882.1 sq. feet)

**53 farley hill**

| 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 |           |

Current: 52  
Potential: 81