



7 Brompton Gardens, Luton, LU3 3QA
£375,000



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Exclusive to PR Property, Located in a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers wonderful living space throughout, The bright and spacious lounge flows through to a modern kitchen open plan to the dining room, perfect for family life and entertaining alike. Upstairs you'll find three bedrooms, a contemporary bathroom with separate shower, and a guest WC on the ground floor. Outside, a generous garden with summer house, large patio and sun deck, a large garage, and parking for three cars complete a truly impressive package. A home that really does tick all the boxes.

GROUND FLOOR

ENTRANCE HALL

WC

LOUNGE 14'8" X 14'8" (4.46M X 4.47M)

KITCHEN/DINING ROOM 11'0" X 14'8" (3.36M X 4.47M)

FIRST FLOOR

LANDING

BEDROOM 1 14'0" X 8'0" (4.27M X 2.45M)

BEDROOM 2 11'8" X 8'0" (3.55M X 2.45M)

BEDROOM 3 8'9" X 6'4" (2.67M X 1.92M)

BATHROOM

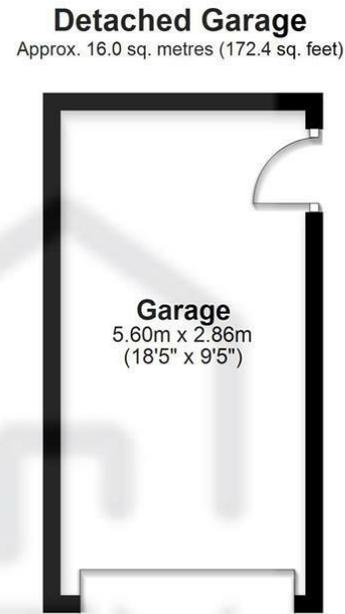
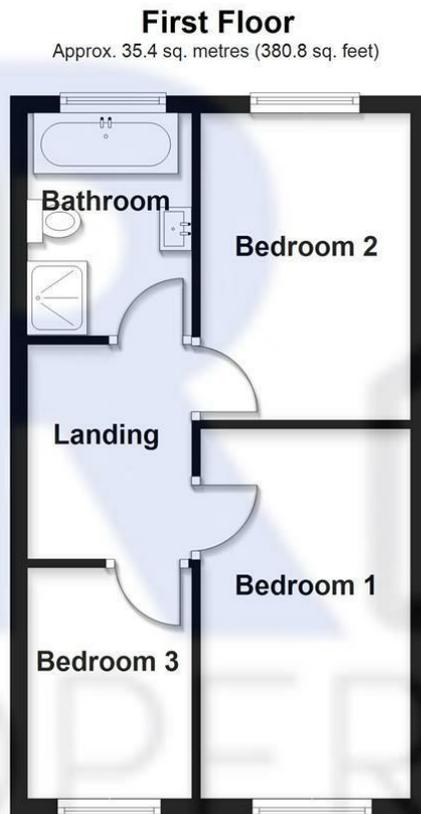
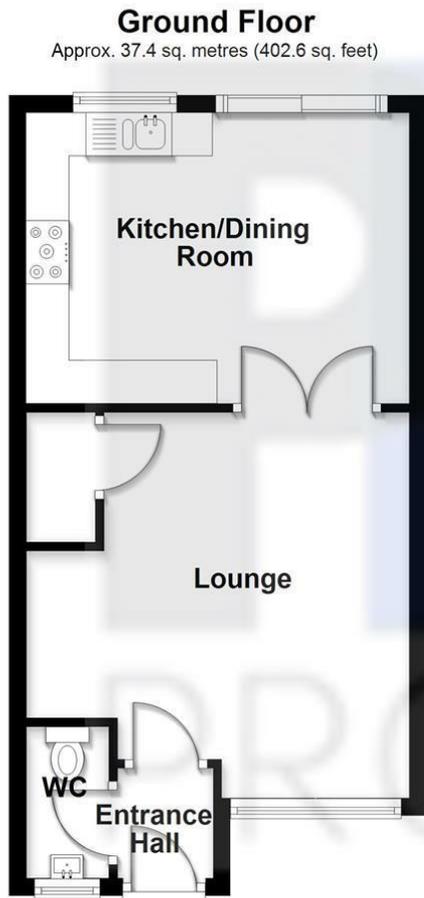
OUTSIDE

DETACHED GARAGE 18'5 * 9'5 (5.61M * 2.87M)

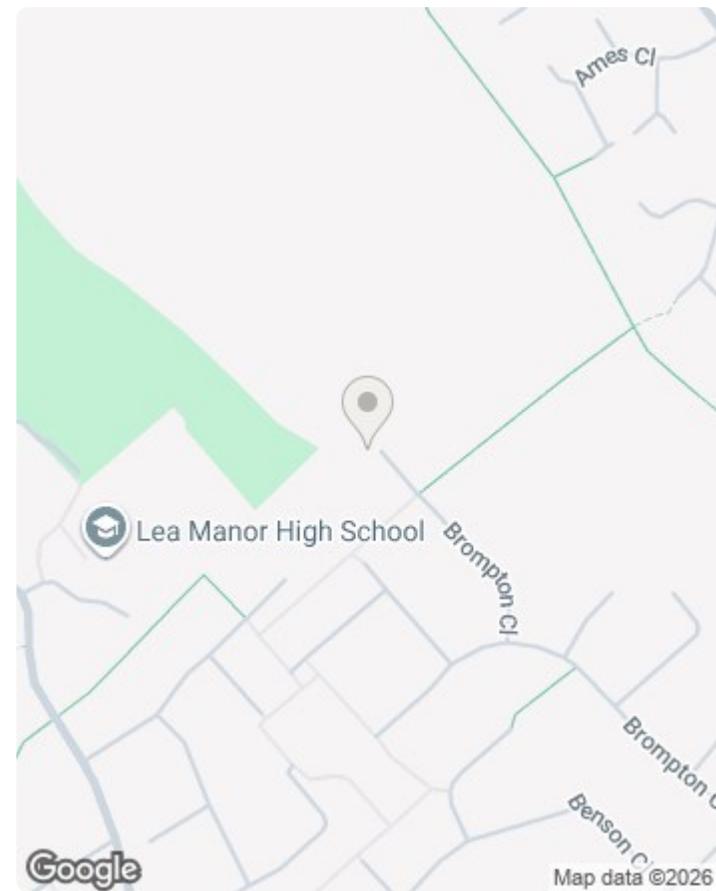
PRIVATE REAR GARDEN

ON DRIVE PARKING FOR 3 CARS





Total area: approx. 88.8 sq. metres (955.8 sq. feet)
7 Brompton Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		78	
(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	

