



PR 
PROPERTY

48 Cranbrook Drive, Luton, LU3 3EW
£1,700 PCM

- PR Property Lettings
- Large Living room
- Detached Garage
- Close to Schools, Great transport links and close to Shops

- Available Now
- Extended kitchen / dining room
- On Drive parking to front

- 3 Generous Bedrooms
- 2 Separate Shower rooms
- Private gardens

**** Exclusive to PR Property Lettings **** Available to rent now is this extended 3 bedrooms property which is beautifully presented throughout. The property benefits from accommodation comprising enclosed porch, entrance hall, large living room, open plan kitchen / dining room, 3 generous bedrooms, all with built in wardrobes, ground floor shower and first floor shower room. Outside you have a private rear garden, large detached garage and on drive parking to front.

PORCH

ENTRANCE HALL

SHOWER ROOM 5'7" X 8'1" (1.71M X 2.46M)

LIVING ROOM 24'3" X 12'1" (7.40M X 3.68M)

KITCHEN/DINING ROOM 9'5" X 17'5" (2.88M X 5.32M)

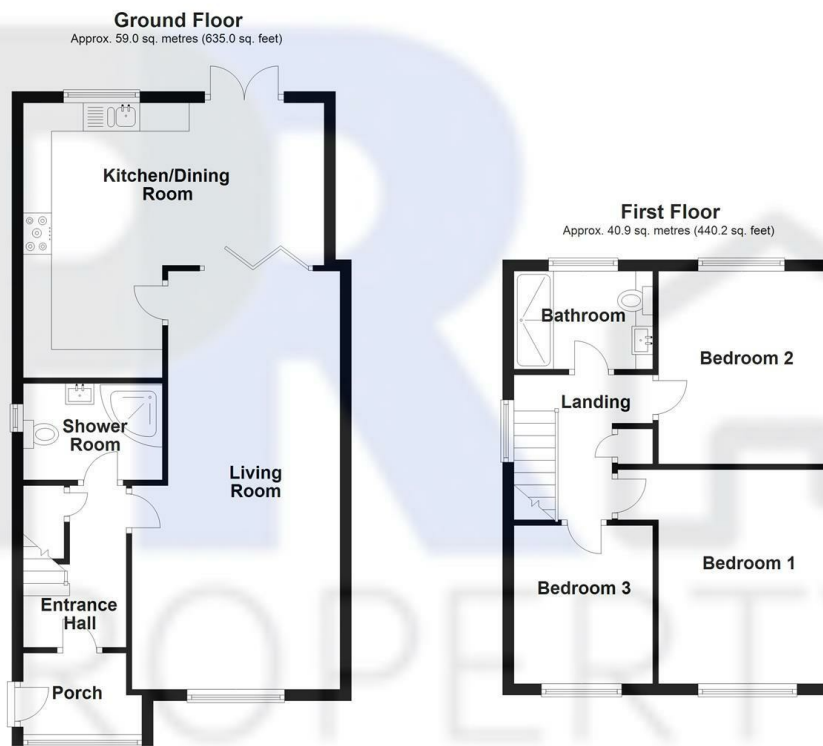
LANDING

BEDROOM 1 12'5" X 10'0" (3.79M X 3.05M)

BEDROOM 2 11'2" X 10'0" (3.41M X 3.05M)

BEDROOM 3 9'2" X 8'1" (2.80M X 2.46M)

BATHROOM



Total area: approx. 99.9 sq. metres (1075.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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		