



519 Leagrave High Street, Luton, LU4 0TH  
£1,650 PCM



## 519 Leagrave High Street, Luton, LU4 0TH

Exclusive to PR Property — A fantastic opportunity to rent this well-presented three bedroom family home, ideally situated on Leagrave High Street, Luton. Boasting a large lounge, a modern kitchen diner, and a family bathroom, the property offers comfortable and practical living throughout. Outside, you'll find a generous garden — perfect for families or those who love their outdoor space — along with ample off-road parking. Gas central heating and double glazing throughout ensure year-round comfort and energy efficiency. Located in the popular north-west Luton, residents benefit from excellent local amenities, Luton & Dunstable Hospital near by, Leagrave Park, great schools, and superb transport links including Leagrave railway station with direct services to London.

### ENTRANCE HALL

**LOUNGE 13'4" X 12'2" (4.06M X 3.70M)**

**KITCHEN/DINING ROOM 9'2" X 18'6" (2.79M X 5.63M)**

### LANDING

**BEDROOM 1 11'11" X 10'4" (3.63M X 3.15M)**

**BEDROOM 2 10'10" X 10'5" (3.30M X 3.18M)**

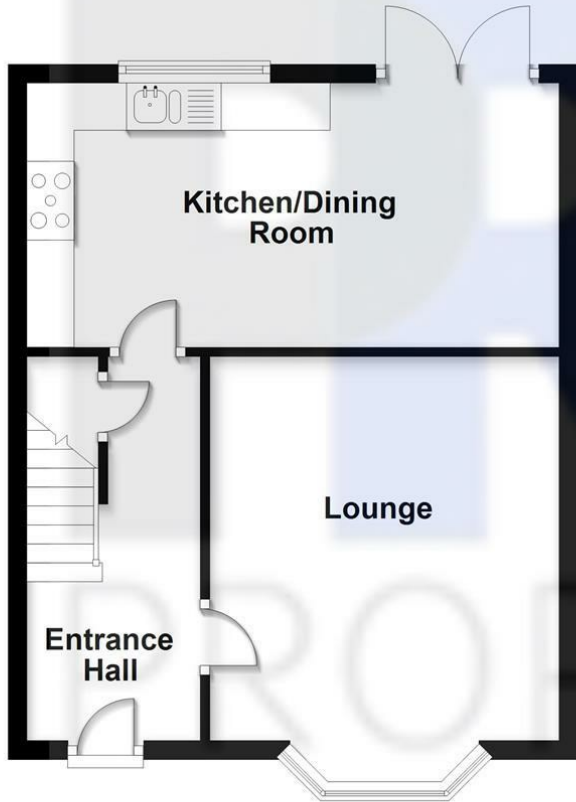
**BEDROOM 3 8'8" X 7'11" (2.64M X 2.41M)**

### BATHROOM



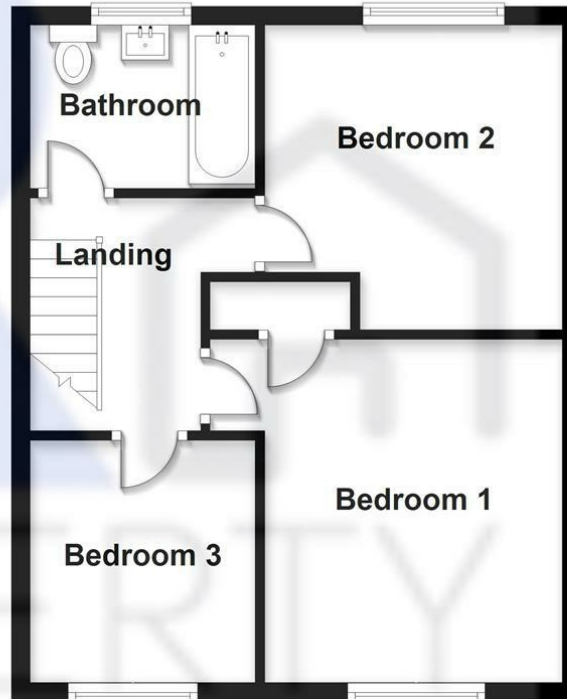
### Ground Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



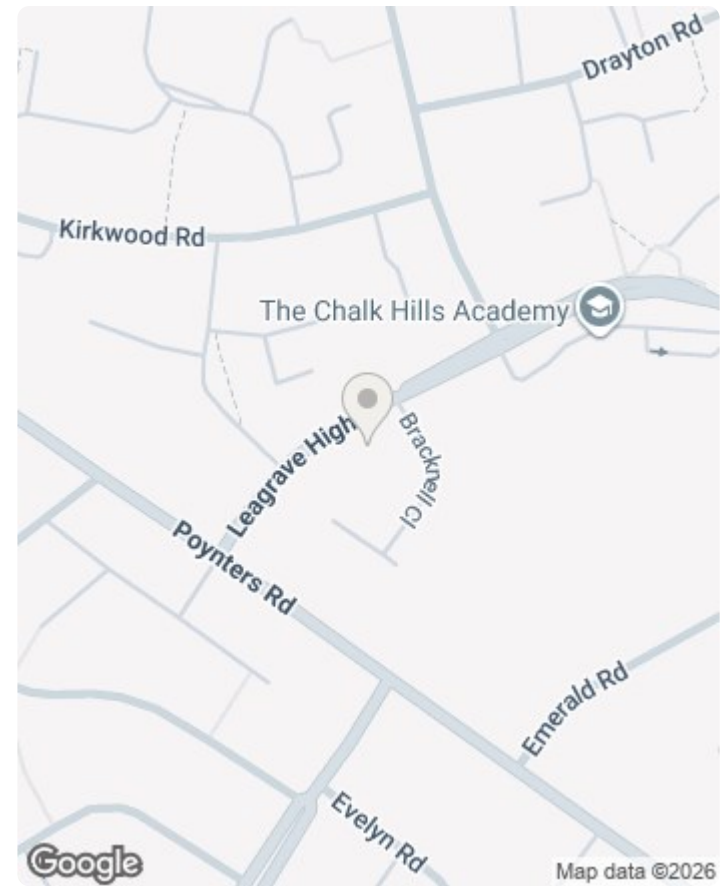
### First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 79.0 sq. metres (850.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

