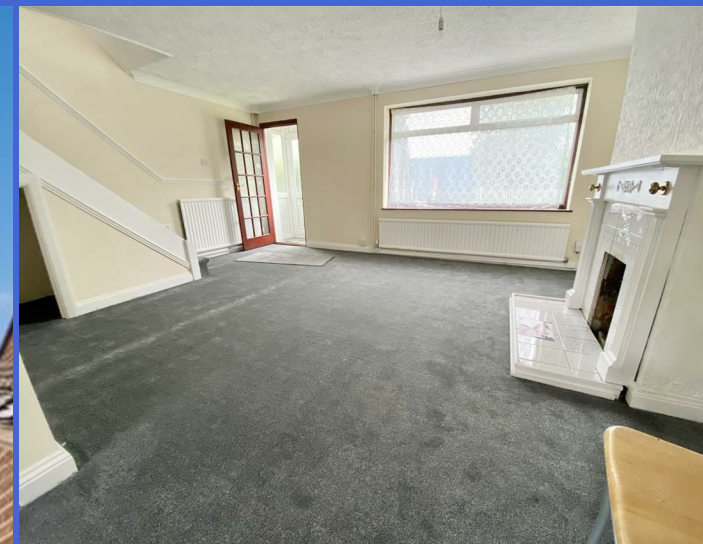




**PRG**  
PROPERTY

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)**

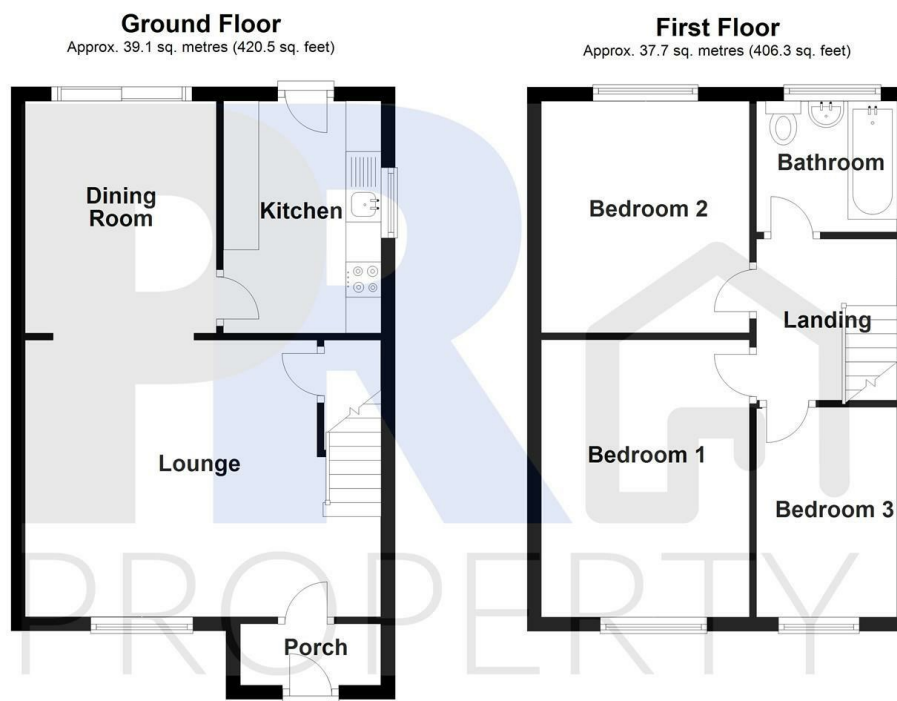
#### LANDING

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