



PR
PROPERTY

128 Hartley Road, Luton, Bedfordshire, LU2 0HY
£1,250

- EXCLUSIVE TO PR PROPERTY
- BATHROOM AND DOWNSTAIRS WC
- PRIVATE REAR GARDEN

- 2 BEDROOMS
- UTILITY ROOM
- MUST BE VIEWED

- 2 RECEPTION ROOMS
- CLOSE TO TOWN AND TRAIN STATION

Exclusive to P&R Property

Tucked away in a well-connected part of Luton, this charming two-bedroom house on Hartley Road is a fantastic opportunity for couples or small families looking for a comfortable, practical home. With two reception rooms offering real flexibility for living and dining, plus the added bonus of a downstairs WC, this property punches well above its weight. A private rear garden provides that all-important outdoor space, and with Luton town centre and Luton train station both within easy reach, everything you need is right on your doorstep. Priced at £1,250 per calendar month — a viewing really is a must.

GROUND FLOOR

LOUNGE 11'0" X 10'8" (3.35M X 3.25M)

Window to front, fireplace, door to:

DINING ROOM 10'6" X 10'8" (3.20M X 3.25M)

Window to rear, stairs, open plan, door to:

KITCHEN 13'3" X 6'6" (4.03M X 1.98M)

Window to side, door to:

UTILITY AREA 13'3" X 6'6" (4.05M X 1.98M)

Door to:

WC

FIRST FLOOR

LANDING

BEDROOM 1 11'0" X 10'8" (3.35M X 3.25M)

Two windows to front, fireplace, door to Storage cupboard, door to:

BEDROOM 2 10'6" X 8'1" (3.20M X 2.47M)

Window to rear, fireplace, door to:

BATHROOM

BATHROOM

Window to rear, Storage cupboard, door.

REAR GARDEN

This lovely tiered garden offering paved seating areas, garden shed, gated access to front.

Ground Floor
Approx. 40.8 sq. metres (436.8 sq. feet)



First Floor
Approx. 32.0 sq. metres (344.7 sq. feet)



Total area: approx. 72.8 sq. metres (783.5 sq. feet)
128 Hartley Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		