



203 Crawley Green Road, Luton, Bedfordshire, LU2 0QL  
£325,000



## 203 Crawley Green Road, Luton, Bedfordshire, LU2 0QL

**\*\* Exclusive to PR Property Sales \*\* No Upper Chain \*\* Potential for 6 bedroom HMO (subject to planning \*\* Loft conversion potential \*\* This large property benefits from accommodation comprising entrance hall, living room, dining room, kitchen, 3 generous bedrooms, bathroom, huge loft, gas central heating, double glazed windows, private rear garden and parking on drive to rear.**

### ENTRANCE HALL

**LOUNGE 11'10" X 11'5" (3.61M X 3.49M)**

**KITCHEN 9'1" X 6'9" (2.76M X 2.07M)**

**DINING ROOM 12'5" X 11'5" (3.78M X 3.49M)**

### LANDING

**BEDROOM 1 12'1" X 11'5" (3.69M X 3.49M)**

**BEDROOM 2 12'2" X 9'5" (3.70M X 2.88M)**

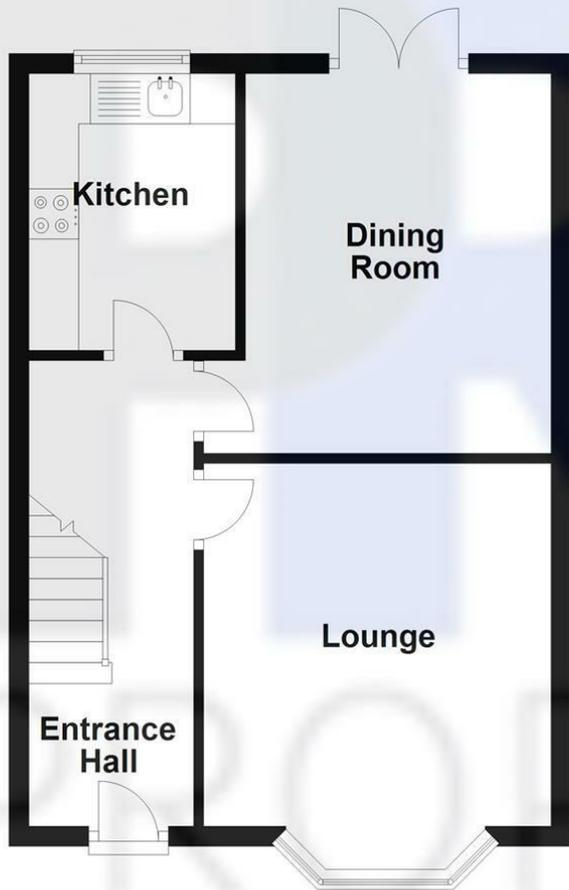
**BEDROOM 3 9'3" X 7'8" (2.83M X 2.33M)**

### BATHROOM



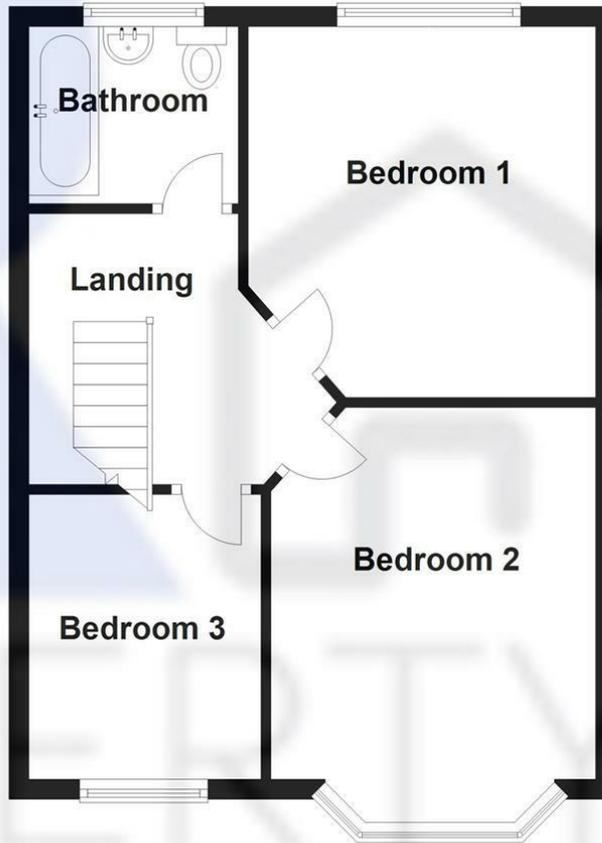
### Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)

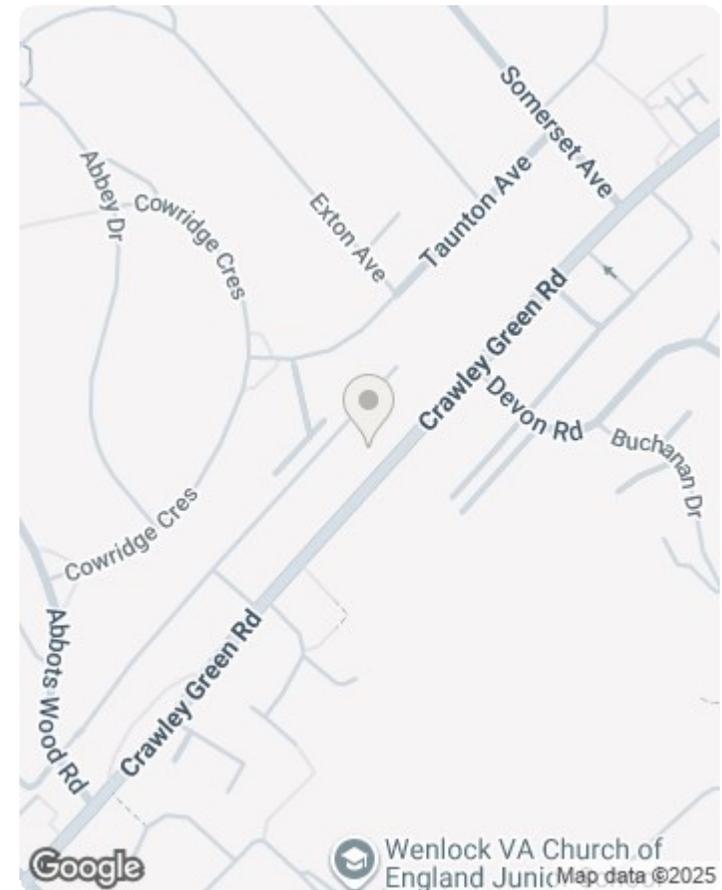


### First Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



Total area: approx. 82.5 sq. metres (887.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

