



201 Crawley Green Road, Luton, LU2 0QL
£325,000



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Exclusive to PR Property

An exceptional opportunity to acquire a spacious three bedroom family home in a highly sought-after Luton location, offered to the market with no onward chain. Perfectly suited for first-time buyers looking to take their first step onto the property ladder, or buy-to-let investors seeking a high-yield addition to their portfolio, this property boasts an impressive potential rental income of £1,650 per calendar month.

The heart of the home features a generous, bright open-plan lounge and diner, ideal for modern family living and entertaining. Upstairs, you will find three well-proportioned bedrooms. Outside, the property continues to impress with a private rear garden leading to a substantial garden room, offering excellent potential as a home office, gym, or playroom. The exterior also benefits from an incredibly handy utility space and secure

ENTRANCE HALL

LOUNGE DINER 24'7" X 15'6"
(7.51 X 4.74)

KITCHEN 8'10" X 6'9" (2.71 X 2.08)

LANDING

BEDROOM ONE 15'0" X 13'6"
(4.58 X 4.14)

BEDROOM TWO 13'6" X 9'6"
(4.14 X 2.92)

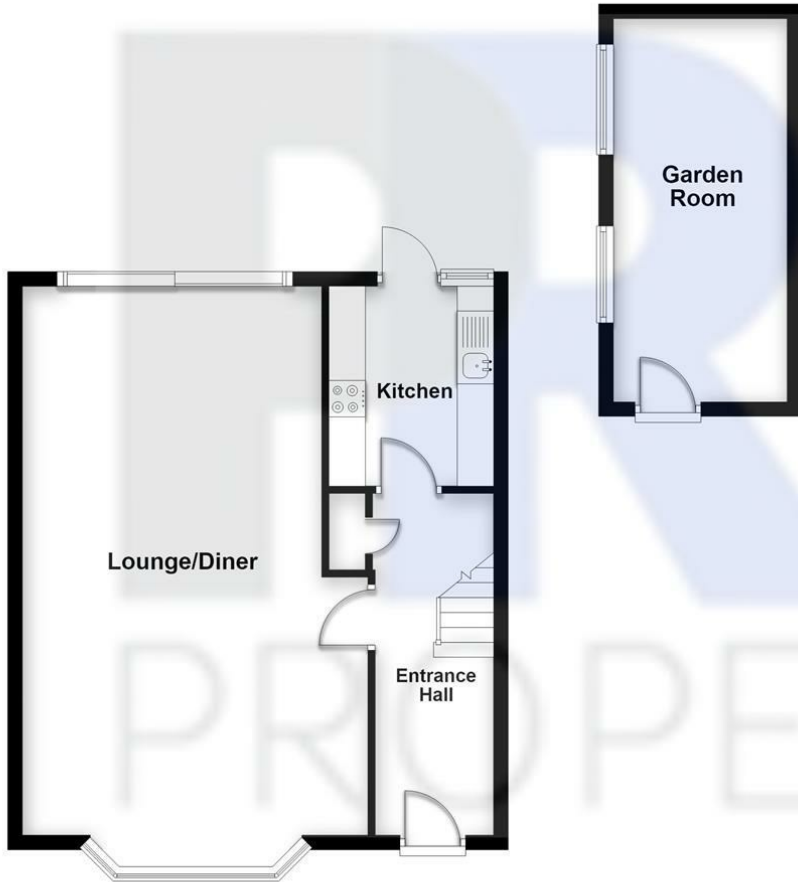
BEDROOM THREE 8'11" X 6'11"
(2.74 X 2.13)

FAMILY BATHROOM



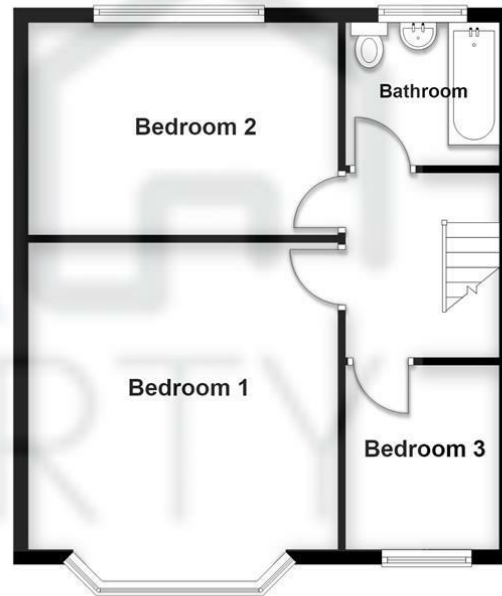
Ground Floor

Approx. 61.7 sq. metres (664.4 sq. feet)



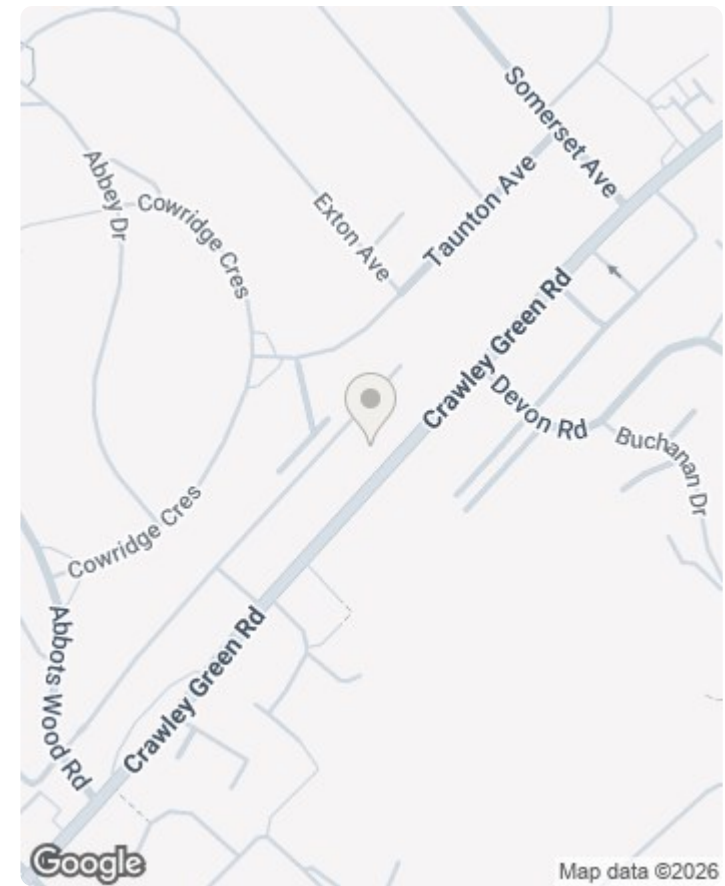
First Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 109.0 sq. metres (1173.1 sq. feet)

201 Crawley Green Road, Luton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			

