



8 Broadacres, Luton, Bedfordshire, LU2 7YF
£3,000 PCM

PR
PROPERTY

- Exclusive to PR Property
- Four generously sized bedrooms
- Air conditioning throughout
- Company lets and supported living considered
- Available from the beginning of April
- Principal bedroom with en suite and walk-in wardrobe
- Stunning family bathroom, utility room and guest WC
- Fully furnished and ready to move into
- Wonderful lounge and open plan kitchen dining room
- Driveway parking for three to four vehicles

Exclusive to P&R Property - New to the rental market and available fully furnished, this modern and stylish four bedroom detached home sits in the peaceful and highly sought-after Broadacres neighbourhood of Luton. From the wonderful lounge to the impressive open plan kitchen and dining room, every inch of this property has been finished to a high standard. The principal bedroom benefits from both an en suite and a walk-in wardrobe, adding a real touch of luxury, whilst air conditioning throughout ensures year-round comfort. Outside, the sunny rear garden is perfect for relaxing or entertaining, and the driveway provides ample parking for three to four vehicles. Company lets and supported living considered.

ENTRANCE HALL

WC

LOUNGE 18'6" X 14'1" (5.63M X 4.28M)

KITCHEN/DINING ROOM 21'6" X 9'11" (6.56M X 3.02M)

UTILITY ROOM 18'4" X 4'2" (5.58M X 1.27M)

BEDROOM 4 / OFFICE 11'1" X 7'3" (3.37M X 2.21M)

LANDING

BEDROOM 1 14'2" X 9'11" (4.32M X 3.02M)

EN-SUITE SHOWER ROOM

WALK-IN WARDROBE 14'2" X 4'0" (4.32M X 1.21M)

BEDROOM 2 8'4" X 9'9" (2.53M X 2.96M)

BEDROOM 3 18'0" X 7'4" (5.49M X 2.24M)

BATHROOM



Total area: approx. 133.2 sq. metres (1433.9 sq. feet)
8 Broadacres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	