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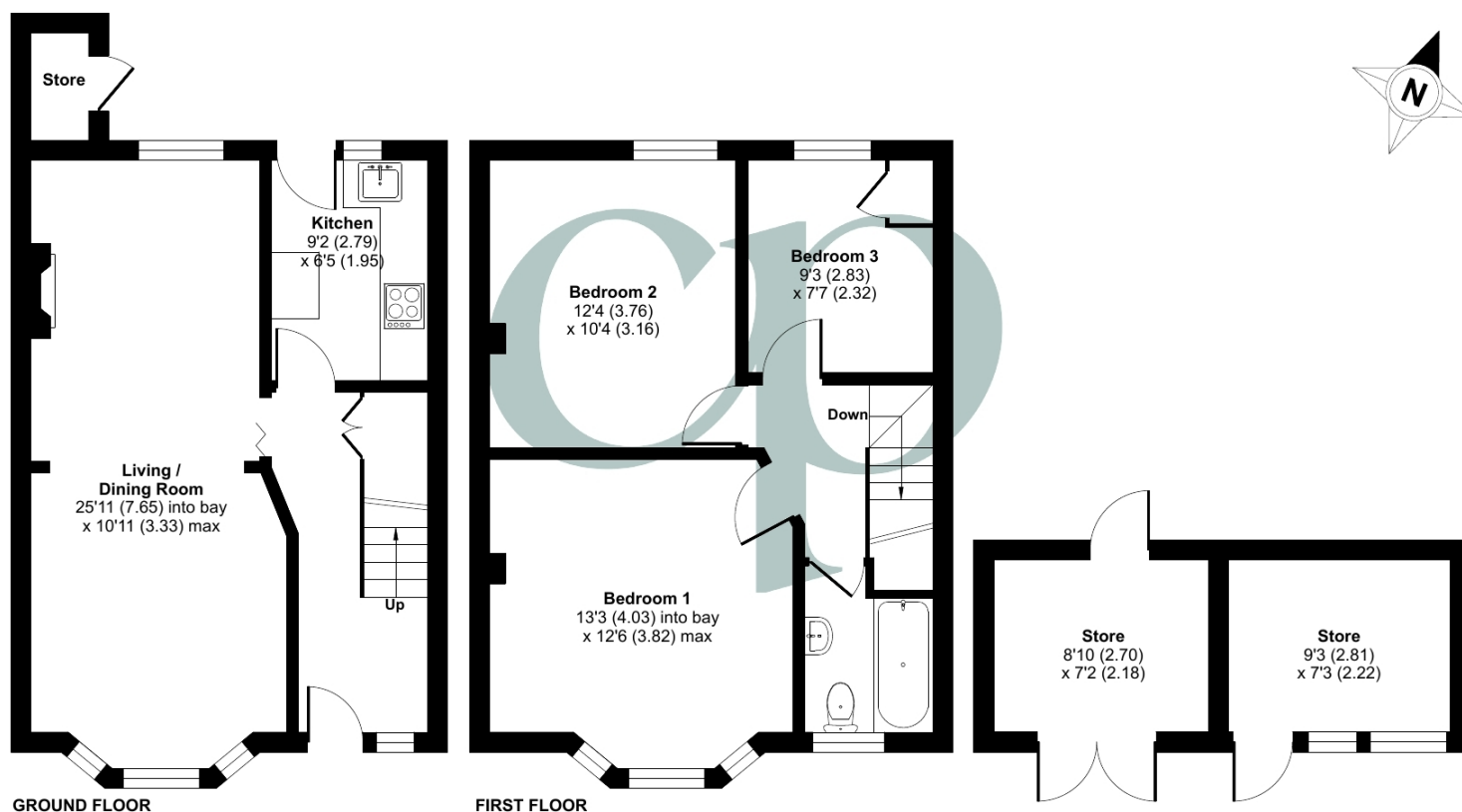
9, Preston Gardens

Luton,
Bedfordshire, LU2 7NL

£275,000

Approximate Area = 844 sq ft / 78.4 sq m
Outbuildings = 141 sq ft / 13 sq m
Total = 985 sq ft / 91.4 sq m
For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1310258

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

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Situated in the "Round Green Area" of Luton within a 20 minute walk of Luton mainline station and town centre, this 3 bedroom home is offered with no upward chain.

- Offered with no upward chain
- 2 x Timber Storage Sheds
- 3 Good Sized Bedrooms
- 25ft Living/Dining room with bay window overlooking communal grass area
- EPC Rating C
- Ideal Investment with rental income of approx £1,200 pcm

Ground Floor

Entrance Hallway

Double glazed window to front. Stairs rising to first floor. Wood effect flooring. Radiator. Under stairs storage cupboard. Doors to Living/Dining room and Kitchen.

Living/Dining Room

25' 11" x 10' 11" (7.90m x 3.33m) Double glazed walk-in bay window to front. Three radiators. Wood effect flooring. Double glazed window to rear.

Kitchen

9' 2" x 6' 5" (2.79m x 1.96m) A range of wall and base units with roll edge worksurfaces over, splashbacks. Inset stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for fridge. Wall mounted gas boiler. Wood effect flooring. Double glazed window to rear. UPVC double glazed door onto rear garden.

First Floor

Landing

Loft access. Doors into all rooms.

Bedroom 1

13' 3" into bay x 12' 6" (4.04m x 3.81m) Double glazed walk in bay window to front. Radiator.



Bedroom 2

12' 4" x 10' 4" (3.76m x 3.15m) Double glazed window to rear. Radiator.

Bedroom 3

9' 3" x 7' 7" (2.82m x 2.31m) Double glazed window to rear. Radiator. Storage cupboard.

Bathroom

Suite comprising panel enclosed bath with mixer attachment and electric shower over. Tiled splashbacks. Low level wc. Pedestal wash hand basin. Obscure double glazed window to front.

Outside

Front Garden

Concrete steps to front door.

Rear Garden

Paved patio area with steps up to lawn area. Two timber outbuildings.

Timber Storage Area

9' 3" x 7' 3" (2.82m x 2.21m)

Timber Storage Area

8' 10" x 7' 2" (2.69m x 2.18m)

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

