



156 Telscombe Way, Luton, Bedfordshire, LU2 8QR
Guide price £315,000



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**** P&R PROPERTY SALES ** STUNNING EXTENDED FAMILY HOME ** 3 DOUBLE BEDROOMS ** TWO LARGE RECEPTION ROOMS ** KITCHEN / BREAKFAST ROOM ** GREAT LOCATION **.** This very spacious house benefits from accommodation comprising entrance hall, WC, lounge, dining room, kitchen / breakfast room, 3 double bedrooms, family bathroom, gas central heating, double glazed windows, private garden and ample on drive parking

ENTRANCE HALL

WC

LOUNGE 20'1" X 10'11" (6.12M X 3.33M)

DINING ROOM 20'1" X 8'11" (6.12M X 2.71M)

KITCHEN/BREAKFAST ROOM 9'10" X 10'11" (3.00M X 3.33M)

LANDING

BEDROOM 1 14'1" X 10'11" (4.29M X 3.33M)

BEDROOM 2 9'11" X 10'11" (3.02M X 3.33M)

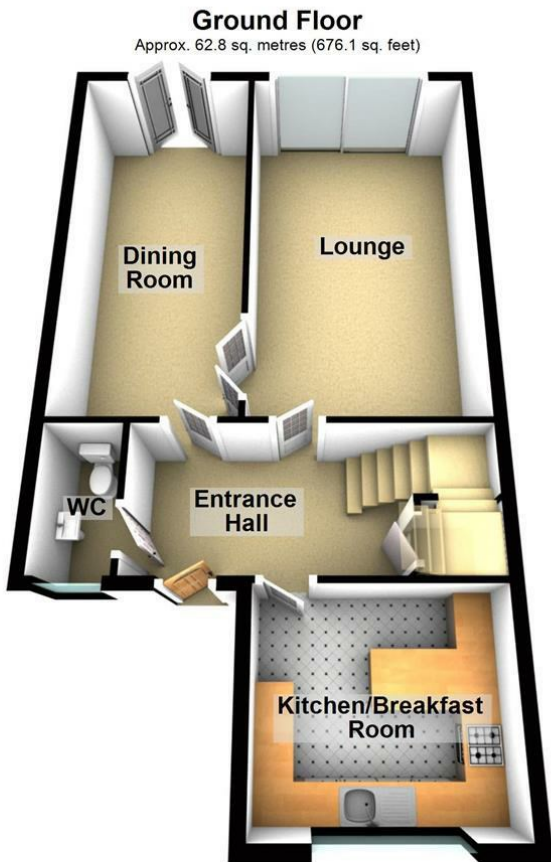
BEDROOM 3 14'1" X 8'1" (4.29M X 2.46M)

BATHROOM

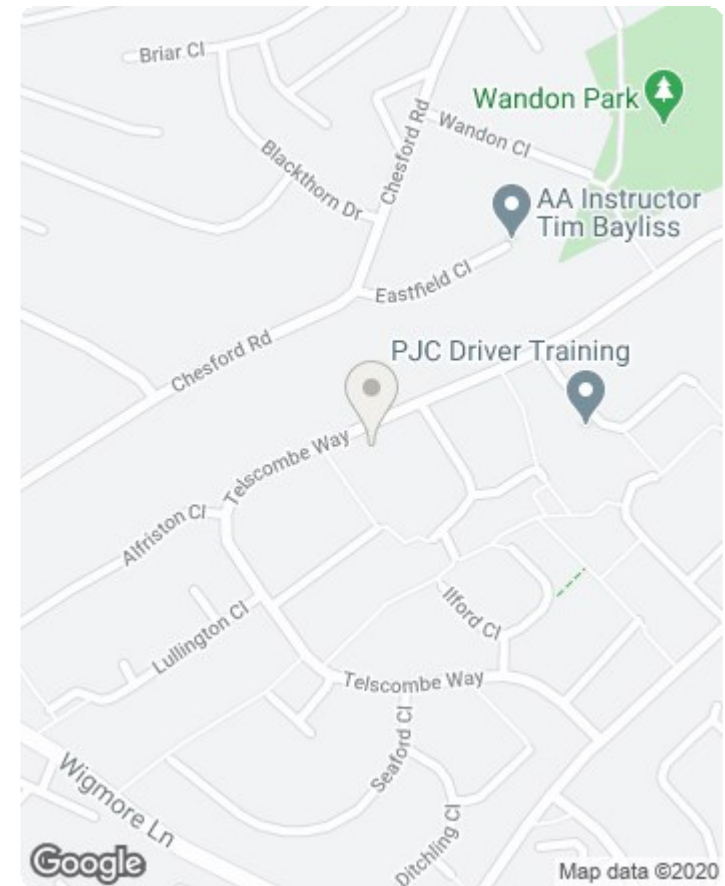
PRIVATE REAR GARDEN

ON DRIVE PARKING FOR 3 CARS





Total area: approx. 112.5 sq. metres (1210.9 sq. feet)



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	83
	EU Directive 2002/91/EC	

