



2 Bowbrookvale, Luton, Hertfordshire, LU2 8SY  
£330,000



- Link Detached
- Private Rear Garden
- Wigmore Location

- Three Bedrooms
- Garage
- Must Be Viewed

- Conservatory
- On Drive Parking

\*\*\* P&R Property Sales \*\*\* 3 Bedroom Link Detached \*\*\* Wigmore Location \*\*\* Great Living Space \*\*\* Open Plan Kitchen Diner \*\*\* Conservatory \*\*\* Large Integral Garage \*\*\* Private Rear Garden \*\*\* Downstairs WC \*\*\* On Drive Parking \*\*\* Close To Airport & M1 \*\*\* Newly Fitted Gas Central Heating \*\*\* Must Be Viewed \*\*\* This property benefits from accommodation comprising of entrance hall, living room, kitchen diner, conservatory, landing, three bedrooms, family bathroom, downstairs WC, garage with indoor access and private rear garden.

### ENTRANCE HALL

**LIVING ROOM 14'05 X 10'09 (4.39M X 3.28M)**

**KITCHEN DINER 14'01 X 11'03 (4.29M X 3.43M)**

**CONSERVATORY 10'04 X 8'11 (3.15M X 2.72M)**

### LANDING

**BEDROOM ONE 12'03 X 8'04 (3.73M X 2.54M)**

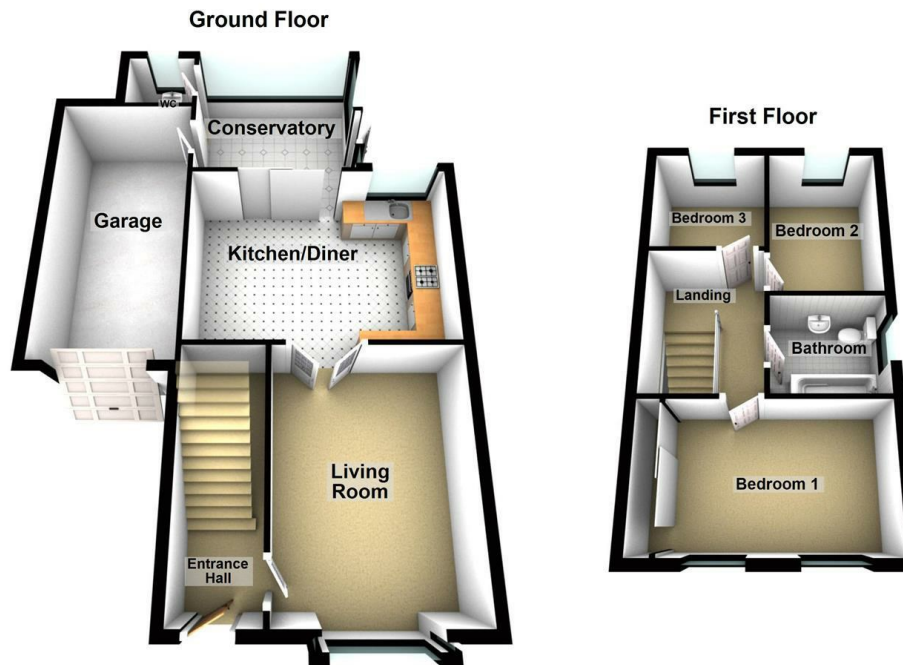
**BEDROOM TWO 10'00 X 6'11 (3.05M X 2.11M)**

**BEDROOM THREE 7'2 X 6'11 (2.18M X 2.11M)**

### BATHROOM

### DOWNSTAIRS WC

**GARAGE 17'01 X 8'04 (5.21M X 2.54M )**



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		EU Directive 2002/91/EC	