

34 Gatehill Gardens, Luton, **Bedfordshire, LU3 4EZ**

£1,700 per month Furnished, Unfurnished (Subject to contract)

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34 Gatehill Gardens, Luton, Bedfordshire, LU3 4EZ

* URBAN AND RURAL LETTINGS * THREE BEDROOMS * DETACHED * GARAGE AND DRIVEWAY * AVAILABLE FURNISHED OR UNFURNISHED **

Located in the sought-after Barton Hills area, this spacious three-bedroom detached family home is ideal for families and offers well-proportioned accommodation throughout.

Features include; entrance hall with stairs to the first floor and useful under-stairs storage, cloakroom, bay-fronted lounge, separate dining room with French doors leading to the rear garden, fitted kitchen with an integrated hob and oven, and a utility room with plumbing for a washing machine and space for a fridge/freezer.

he first floor consists of a landing with an airing cupboard, principal double bedroom with a built-in wardrobe and a three-piece en-suite comprising a shower cubicle, second double bedroom, third single bedroom, and a three-piece family bathroom suite.

Outside benefits from a driveway to the front, single garage, front garden, and an enclosed, private rear garden overlooking open woodland.

New flooring will be fitted in the lounge, dining room, kitchen, hall, stairs and landing prior to the start of the tenancy.

EPC RATING: TBC.







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The Local Area:

Situated within close distance to Sainsburys Supermarket, Doctors and all other amenities are also close by. Transport links include Leagrave Train Station and Junction 11a of the M1 Motorway within a 3 mile radius.

Local Authority - Luton Borough Council
Council Tax Band - E

At a Glance:

- Prime Location
- Lounge
- Dining Room
- Kitchen
- Utility Room
- cloakroom
- Three Bedrooms
- En-Suite
- Bathroom
- Front and Rear Gardens
- Garage and Driveway



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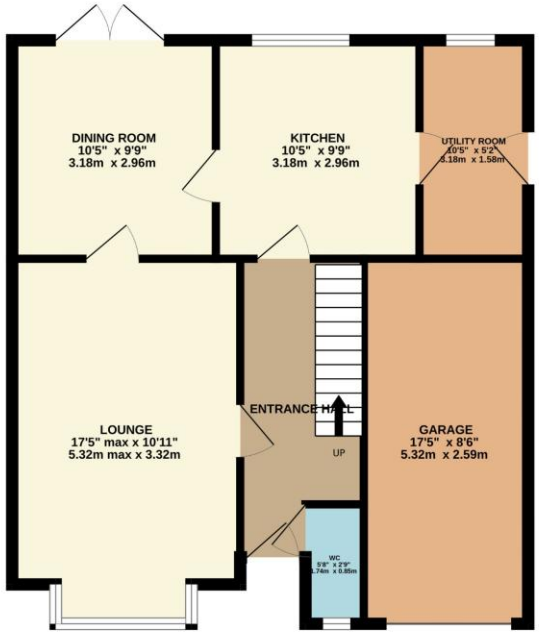




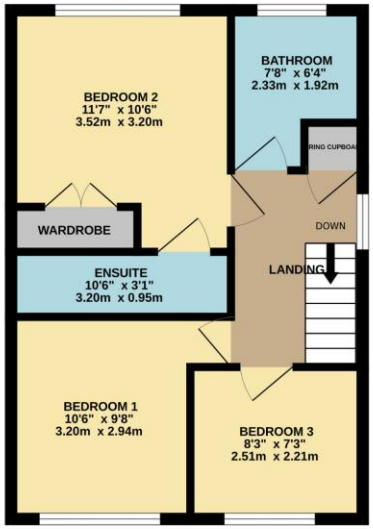


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GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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