



## 68 Stanton Road

, Luton, LU4 0BJ

£1,750 Per month

OUTSTANDING FULLY REFURBISHED THREE BEDROOM HOUSE AVAILABLE...Homes2Homes are proud to offer three bedroom house located on Stanton Road in the Luton and Dunstable Hospital Area. The house is walking distance from, local amenities, Leagrave Train Station and minutes away from Junction 11 of the M1.

#### Location:

This three bedroom house on Stanton Road, is in the Luton and Dunstable Hospital Area. The Leagrave Train Station is in proximity to Junction 11 of the M1 motorway, and the M25 motorway Junction 6A is located 3.5 miles from the property. Luton has regular rail services to London and the Midlands and offers a choice of three separate rail routes to Luton Parkway Airport, Luton and Leagrave. A typical train journey from London to Luton will take approximately 30 minutes.

#### Interior:

The interior layout is perfect. As soon as you enter this property you will enter your hallway, leading to your open planned lounge. Straight ahead is your Brand new fully fitted kitchen, and access to the garden via kitchen side patio door. The left side from the hallway takes you upstairs to your, two spacious double fully fitted bedrooms, and single bedroom also fully fitted and family bathroom, with an Jacuzzi Bath and a separate shower cubicle in the Bathroom. The house also has double glazing, laminated throughout with carpeted staircase, upstairs hallway and bedrooms. The property also has plenty of storage space and downstairs w/c.

#### Exterior:

### Viewing

Please contact our Homes2Homes Office on 01525624700 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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