

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings



34 Poplar Avenue, Luton, Bedfordshire, LU3 2BP

**£1,350**





## 34 Poplar Avenue, Luton, Bedfordshire, LU3 2BP

NEWLY DECORATED THROUGHOUT this SPACIOUS THROUGHOUT is AVAILABLE IMMEDIATELY on an UNFURNISHED BASIS.

Further benefits Include FOUR SPACIOUS BED ROOMS , MODERN 36 FT KITCHEN/DINER with THREE FURTHER RECEPTION ROOMS, SEPARATE UTILITY, GAS CENTRAL HEATING, DOUBLE GLAZING, ONE BATHROOM & TWO SHOWER ROOMS, AMPLE PRIVATE PARKING.

POPLAR AVENUE is situated in Luton's popular LIMBURY/ICKNIELD AREA and within close proximity to LOCAL SCHOOL'S, SHOPS, PARKS, SHOPPING and COMMUTER LINKS such as the M1 & MAINLINE TRAIN STATION. To fully appreciate the fantastic benefits on offer we urge you to contact your local HOUSEHOLD LETTING AGENTS office without further delay to arrange an appointment to view. \* tenants fees may apply further details available upon request from agents \*

### Entrance Hall

### Sitting Room

10'5" x 10'4" (3.18m x 3.16m)

### Study

10'4" x 7'9" (3.15m x 2.37m)

### Kitchen/Dining Room

9'10" x 36'7" (3.00m x 11.16m)

### Utility

4'9" x 16'11" (1.46m x 5.15m)







Bedroom 3

12'9" x 8'3" (3.88m x 2.52m)

Shower Room

Bedroom 4

13'3" x 8'4" (4.03m x 2.53m)

Lounge

18'4" x 10'2" (5.59m x 3.09m)

Bedroom 2

13'5" x 12'8" (4.09m x 3.85m)

En-suite

Landing

Bathroom



Bedroom 1

13'5" x 11'7" (4.09m x 3.52m)

Garden

Front



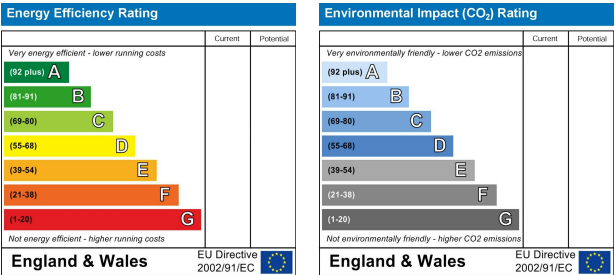
Floor Plan



Area Map



EPC



Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

address: 15b High Street North  
Dunstable, Beds LU6 1HX  
telephone: 01582 477 077  
email: dunstable@house-hold.co.uk  
website: www.house-hold.co.uk

Additional Offices:  
**Luton:** 17 Wellington Street  
- 01582 487 487  
**Toddington:** 2-4 High Street  
- 01525 877 771

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