



**15 Chiltern Rise, Luton, LU1 5HF**  
**Offers In Excess Of £240,000**

**\*\*AVAILABLE CHAIN FREE\*\***

Benjamin Stevens are proud to present to the market this spacious three bedroom Victorian terraced house with original character features.

Situated in a highly sought after area with easy access to the M1 motorway whilst being within walking distance of Luton town centre and railway station.

This Victorian terrace boasts a entrance hall, living/dining room with working gas/wood fireplace, a contemporary fitted kitchen, family bathroom, three bedrooms. The house also boasts a low maintenance private rear garden.

Call vendors agents Benjamin Stevens 01582 485531!!!



**Exterior**



**Reception 10'10 x 26'11 (3.30m x 8.20m)**



Features two fireplaces and square bay window to front aspect

**Reception Alternate View**



Double doors to garden, laid to carpet reception/dining area, radiator, power points.

**Kitchen 7'1 x 13'4 (2.16m x 4.06m)**



Window to side aspect and door to garden, part-tiled walls, range of base and wall units, stainless steel sink with drainer, four ring hob with oven and extractor fan over, plumbed for washing machine, inset spotlights, radiator and power points.

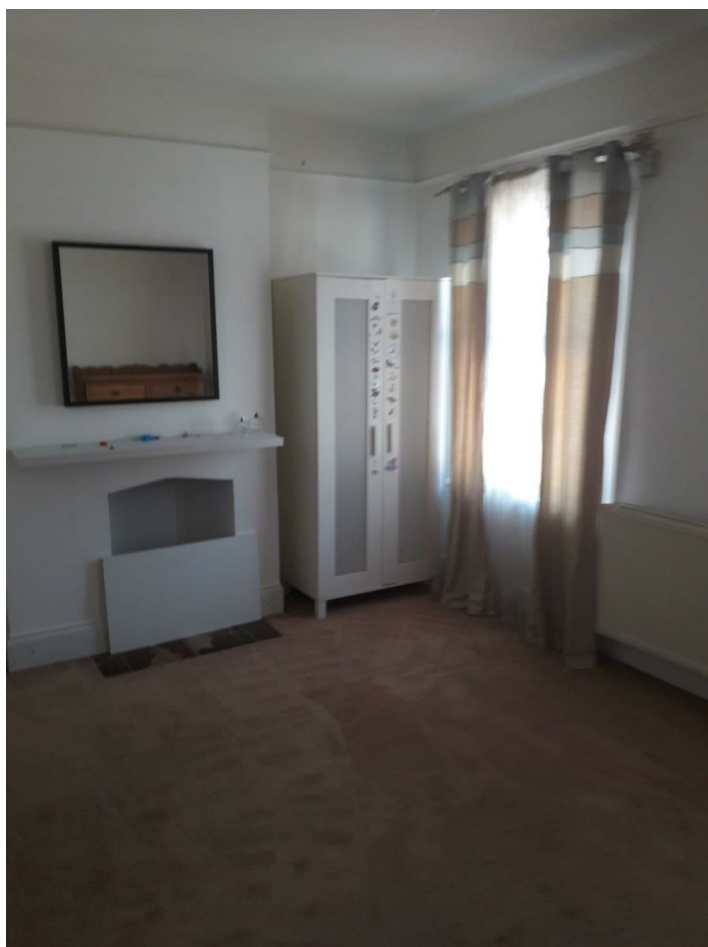
**Kitchen Alternate View**



**Bedroom Two 10'3 x 12 (3.12m x 3.66m)**



**Bedroom One 15'3 x 11'5 (4.65m x 3.48m)**



Laid to carpet, radiator, fire place feature, window to front aspect

Laid to carpet, radiator and window to rear aspect

**Bedroom Three 7'11 x 11'9 (2.41m x 3.58m)**



Wood effect flooring, window to rear aspect



### Bedroom Three Alternate View



Fully paved garden with bushes around the edges.

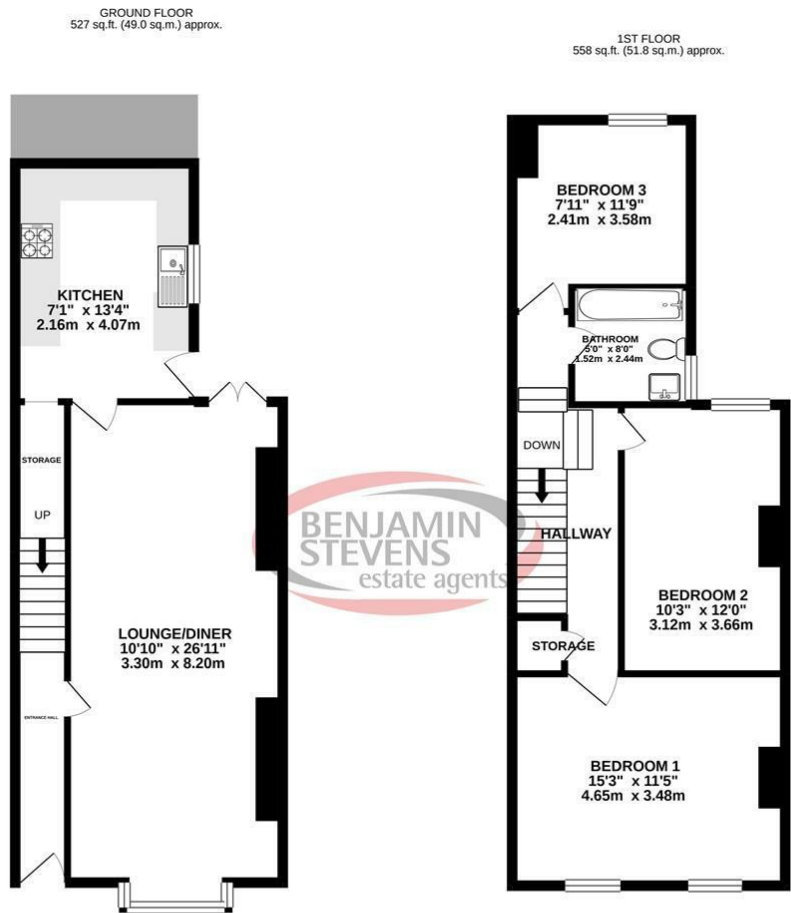
### Bathroom 5'0 x 8'0 (1.52m x 2.44m)



Frosted window to side aspect, partially tiled wall above hand basin with mirrored storage unit, panelled bath with shower attachment and mixer taps.

### Garden

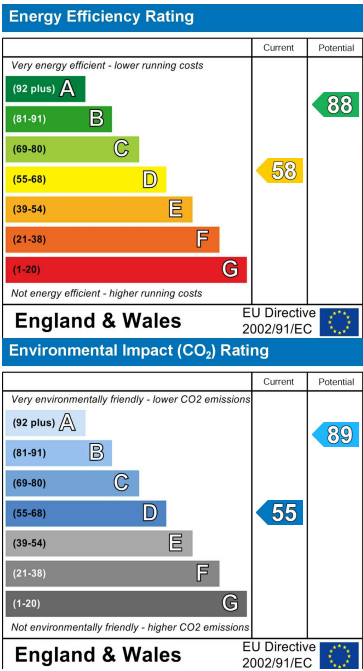
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)