



48 Gatehill Gardens, Luton, Bedfordshire, LU3 4EZ
£385,000



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***** EXCLUSIVE TO P AND R PROPERTY SALES ** 3 BEDROOM DETACHED HOUSE ** FANTASTIC LIVING SPACE ** EN SUITE ** KITCHEN / BREAKFAST ROOM ** LARGE CONSERVATORY ** CORNER PLOT ** GREAT LOCATION **** This lovely family home benefits from impressive accommodation briefly comprising entrance hall, WC, Lounge, Dining Room, Conservatory, Kitchen / Breakfast room, 3 Bedrooms, En Suite, Family Bathroom, Gas central heating, double glazed windows, private rear garden, ample on drive parking and garage.



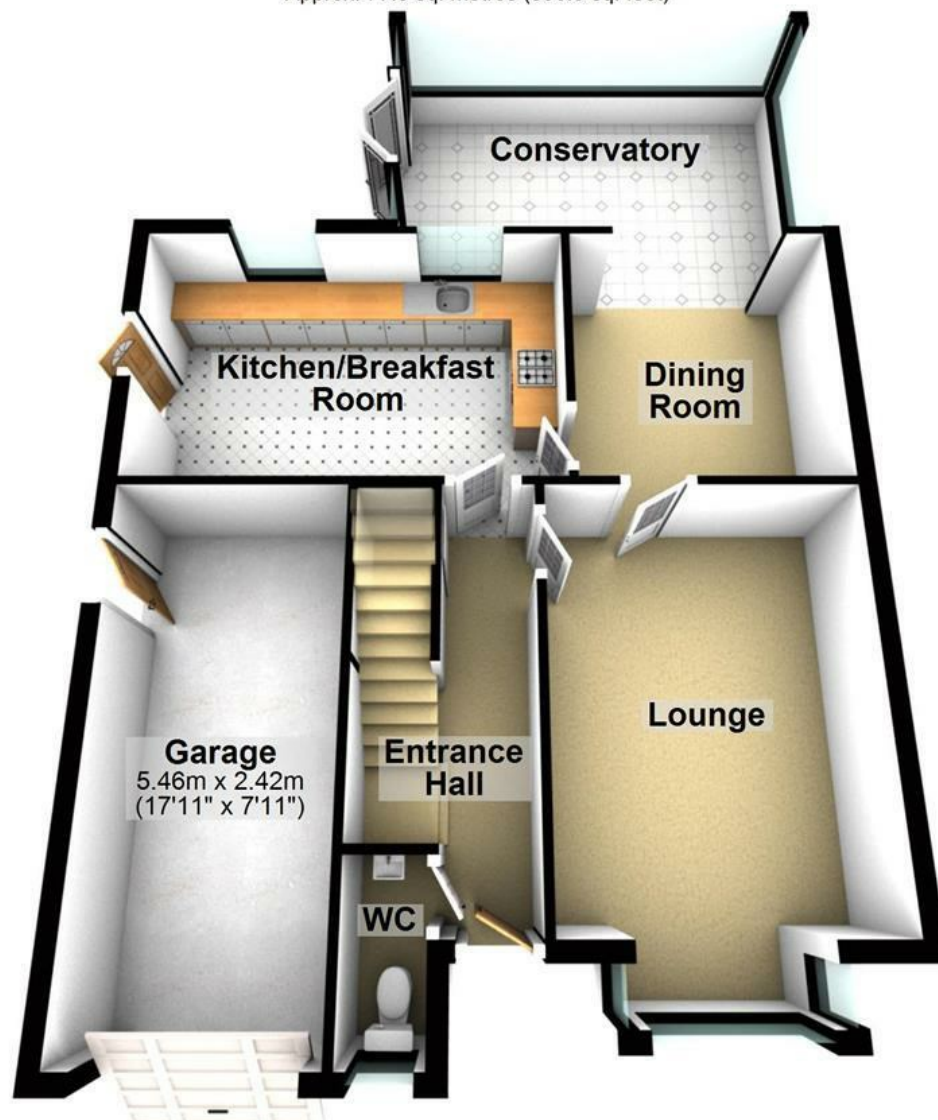
ACCOMMODATION DESCRIPTION	OUTSIDE
GROUND FLOOR	GARAGE 17'11" X 7'11" (5.46M X 2.42M)
ENTRANCE HALL	PRIVATE REAR GARDEN
WC	FRONT GARDEN & ON DRIVE PARKING
LOUNGE 14'5" X 10'9" (4.40M X 3.28M)	
DINING ROOM 9'11" X 9'7" (3.02M X 2.91M)	
CONSERVATORY 16' * 10' (4.88M * 3.05M)	
KITCHEN/BREAKFAST ROOM 9'11" X 15'6" (3.02M X 4.72M)	
FIRST FLOOR	
LANDING	
BEDROOM 1 11'3" X 10'6" (3.44M X 3.20M)	
EN-SUITE SHOWER ROOM	
BEDROOM 2 9'11" X 8'10" (3.01M X 2.68M)	
BEDROOM 3 7'2" X 8'1" (2.19M X 2.47M)	
BATHROOM	





Ground Floor

Approx. 77.8 sq. metres (836.9 sq. feet)



First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 117.8 sq. metres (1267.9 sq. feet)

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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	67	70
EU Directive 2002/91/EC		