

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

- FABULOUS DETACHED HOUSE
- EN SUITE SHOWER ROOM
- CORNER PLOT GARDEN
- AMPLE ON DRIVE PARKING

- KITCHEN / BREAKFAST ROOM
- DINING ROOM
- GREAT LOCATION

- LARGE CONSERVATORY
- POSSIBILITY TO EXTEND STPP
- CLOSE TO LOCAL SHOPS & SCHOOLS

*** EXCLUSIVE TO P&R PROPERTY SALES ** 3 BEDROOM DETACHED HOUSE ** FANTASTIC LIVING SPACE ** EN SUITE ** KITCHEN / BREAKFAST ROOM ** LARGE CONSERVATORY ** CORNER PLOT ** GREAT LOCATION ** POSSIBILITY OF EXTENSION STPP *** 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

GROUND FLOOR

ENTRANCE HALL

WC

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)

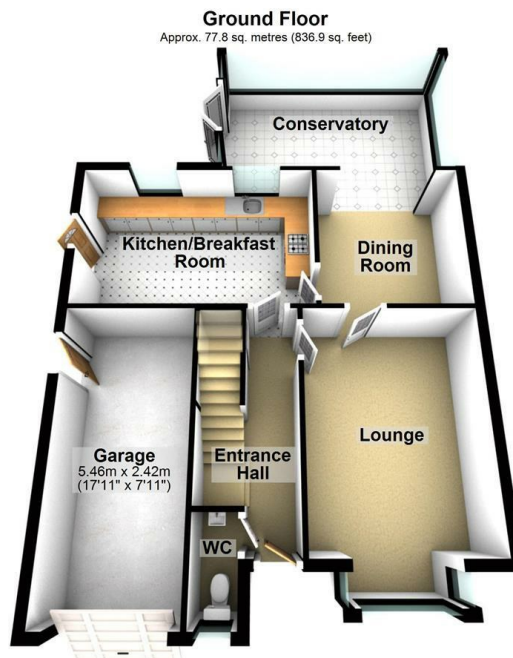
BATHROOM

OUTSIDE

GARAGE 17'11" X 7'11" (5.46M X 2.42M)

PRIVATE REAR GARDEN

FRONT GARDEN & ON DRIVE PARKING



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

| 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 | | |