

esquire



PRESTIGIOUS LOCATION

FOUR/FIVE BEDROOMS

PARKING

DETACHED

EN-SUITE TO MASTER

HIGH END FINISH



Bushmead Road
Luton, LU2 7EU

**{Offer in excess of
£850,000}**

Entrance Hallway

Luxury classic style double twin front doors, underfloor heating, radiator

Lounge

French doors leading to rear aspect, underfloor heating, marble fireplace, radiator

Kitchen/Breakfast Room

Double glazed window and door to rear aspect. Under floor heating, Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated dishwasher, washing machine and fridge/freezer. Gas hob with double oven.

Dining Room

Double glazed window to front aspect, under floor heating, stone fireplace, radiator

Bedroom Five/Reception Room

Double glazed window to front aspect, underfloor heating, radiator, storage

Cloakroom

Underfloor heating, low level w/c, basin, radiator

Stairs to First Floor Landing

Double glazed window to side aspect

First Floor Landing

Master bedroom

Double glazed windows to rear aspect, radiator

En-suite

Suite comprising shower cubicle, wash hand basin and low level W.C, bidet. Fully tiled.

Bedroom Two

Double glazed window to front aspect, radiator

Bedroom Three

Double glazed window to rear aspect, radiator

Bedroom Four

Double glazed window to front aspect, radiator

Rear Garden

Laid to lawn, twin patio areas, lighting

Garden House

Double glazed windows and French doors, fully functional kitchen, kitchen with all appliances, plumbing, extra storage space.

Front Driveway

Space for up to four vehicles



Energy Performance Certificate

27, Bushmead Road, LUTON, LU2 7EU

Dwelling type: Detached house
Date of assessment: 13 April 2012
Date of certificate: 13 April 2012

Reference number: 8762-6424-9610-3757-2996
Type of assessment: RdSAP, existing dwelling
Total floor area: 120 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures


Estimated energy costs of dwelling for 3 years:

£ 2,826

Over 3 years you could save

£ 525

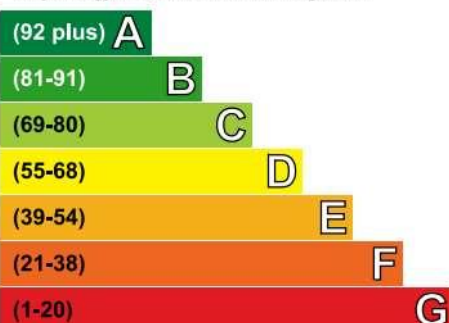
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 177 over 3 years	
Heating	£ 2,217 over 3 years	£ 1,881 over 3 years	
Hot Water	£ 381 over 3 years	£ 243 over 3 years	
Totals	£ 2,826	£ 2,301	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
64	79

The graph shows the current energy efficiency of your home.



The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 87	
2 Floor Insulation	£800 - £1,200	£ 183	
3 Low energy lighting for all fixed outlets	£15	£ 42	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.