



Edward Dillon House, 4 Wild Cherry Drive, Luton, LU1 3UH
Offers in the region of £1,200,000

- Exclusive to PR Property Sales
- All Bedrooms benefit from En suites
- Fantastic principle suite
- Modern Living at its finest

- Incredible 5 Bedroom Detached House
- Under floor heating throughout
- Home office & Games room

- Modern Luxury Kitchen / Family room
- Located on a Private Road
- Ample parking on driveway

An incredible 5-bedroom family residence located on a private road.

This substantial family home is set over 3 floors and offers a wonderful blend of modern contemporary living with flexible accommodation.

The ground floor briefly comprises; welcoming entrance hall with feature staircase, games room, 24' living room with wood burner and French Doors opening out onto the rear garden. There is a stunning 39' kitchen / lifestyle room with 2 sets of sliding doors opening out to the rear patio area, ideal for summer entertaining. There is also a WC, home office & garage.

GROUND FLOOR

ENTRANCE HALL 17'7" X 7'8" (5.35M X 2.33M)

WC

KITCHEN - LIVING - FAMILY ROOM 39'2" X 12'2" (11.93M X 3.72M)

DINING AREA 12'3" X 8'5" (3.73M X 2.57M)

LIVING ROOM 24'3" X 13'7" (7.38M X 4.14M)

GAMES ROOM 9'1" X 13'7" (2.76M X 4.14M)

FIRST FLOOR

BEDROOM 1 18'0" X 13'7" (5.49M X 4.14M)

EN-SUITE BATHROOM 16'6" X 13'7" (5.03M X 4.14M)

DRESSING AREA 6'9" X 7'8" (2.07M X 2.33M)

BEDROOM 2 17'11" X 12'2" (5.46M X 3.72M)

EN-SUITE SHOWER ROOM

BEDROOM 3 11'2" X 10'6" (3.40M X 3.21M)

EN-SUITE BATHROOM 6'11" X 7'7" (2.11M X 2.32M)

SECOND FLOOR

BEDROOM 4 15'0" X 17'7" (4.56M X 5.36M)

EN-SUITE

BEDROOM 5 15'0" X 13'7" (4.56M X 4.14M)

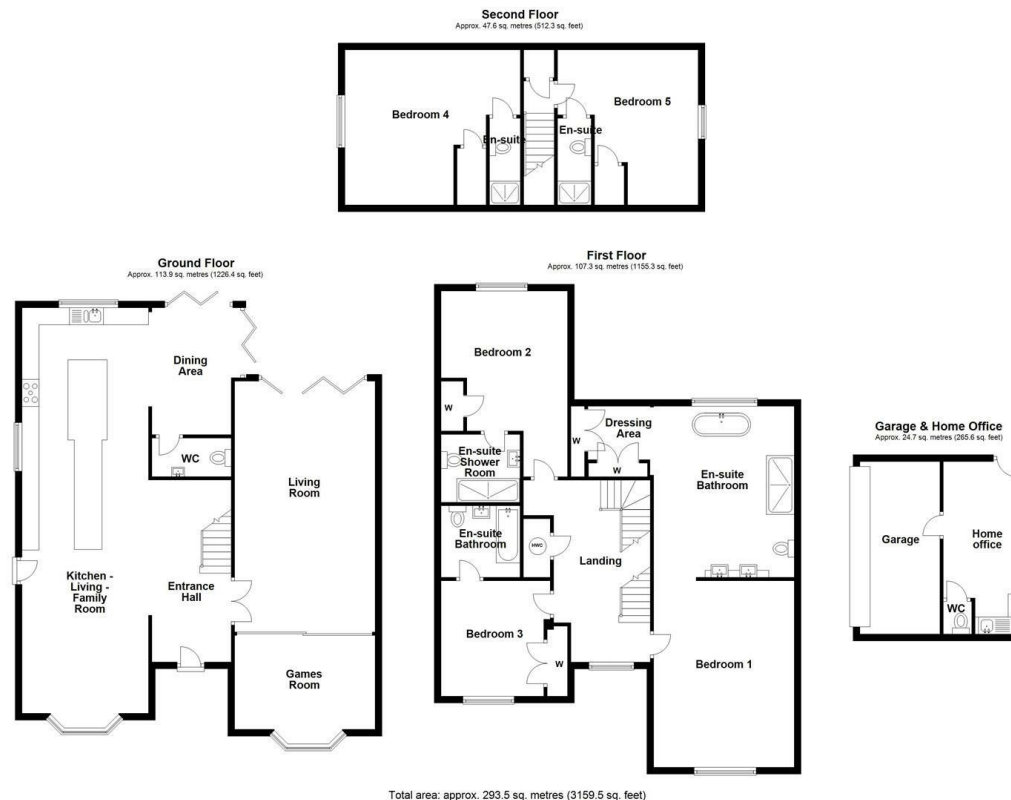
EN-SUITE

OUTSIDE

GARAGE 16'8" X 7'9" (5.08M X 2.35M)

HOME OFFICE 16'8" X 7'11" (5.08M X 2.41M)

PRIVATE REAR GARDEN & IMPRESSIVE DRIVE TO FRONT



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	EU Directive 2002/91/EC	