



**15 Danvers Drive, Luton, LU3 4EF**  
**Offers in excess of £460,000**



## 15 Danvers Drive, Luton, LU3 4EF

PR Property would like to welcome you to Danvers Drive, Luton - a charming location that could be the perfect setting for your new home! This detached house boasts an impressive 5 Bedrooms, 2 Reception rooms, plus study, family room and breakfast room which gives excellent entertaining space. With 2 bathrooms, getting ready in the morning will be a breeze for the whole family.

The property's prime location on a lovely road adds to its appeal, offering a peaceful and friendly neighbourhood to call home. The great garden provides a wonderful outdoor space for relaxation, entertaining, or letting the kids play freely.

### GROUND FLOOR

#### ENTRANCE HALL

#### WC

**LIVING ROOM 17'11" X 11'3"**  
(5.46M X 3.43M)

**DINING ROOM 11'7" X 9'11"**  
(3.53M X 3.02M)

**KITCHEN 14'1" X 8'0"** (4.29M X 2.44M)

**BREAKFAST ROOM 7'10" X 7'11"** (2.40M X 2.41M)

**FAMILY ROOM 9'11" X 7'11"**  
(3.03M X 2.41M)

**GARAGE 7'6" X 7'11"** (2.28M X 2.41M)

### FIRST FLOOR

#### LANDING

**BEDROOM 1 9'10" X 11'5"**  
(3.00M X 3.47M)

#### EN-SUITE

**BEDROOM 2 8'2" X 11'5"**  
(2.49M X 3.47M)

**BEDROOM 3 8'7" X 6'7"** (2.61M X 2.01M)

**BEDROOM 4 8'2" X 6'7"** (2.49M X 2.01M)

**BEDROOM 5 11'3" X 7'9"**  
(3.44M X 2.36M)

**STUDY 10'9" X 7'11"** (3.27M X 2.41M)

#### FAMILY BATHROOM

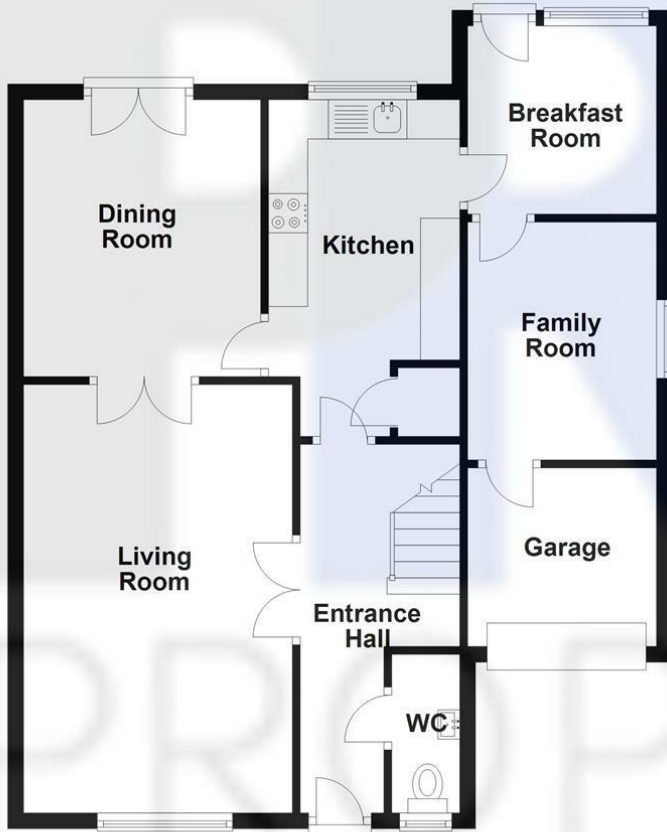
#### OUTSIDE

#### REAR GARDEN



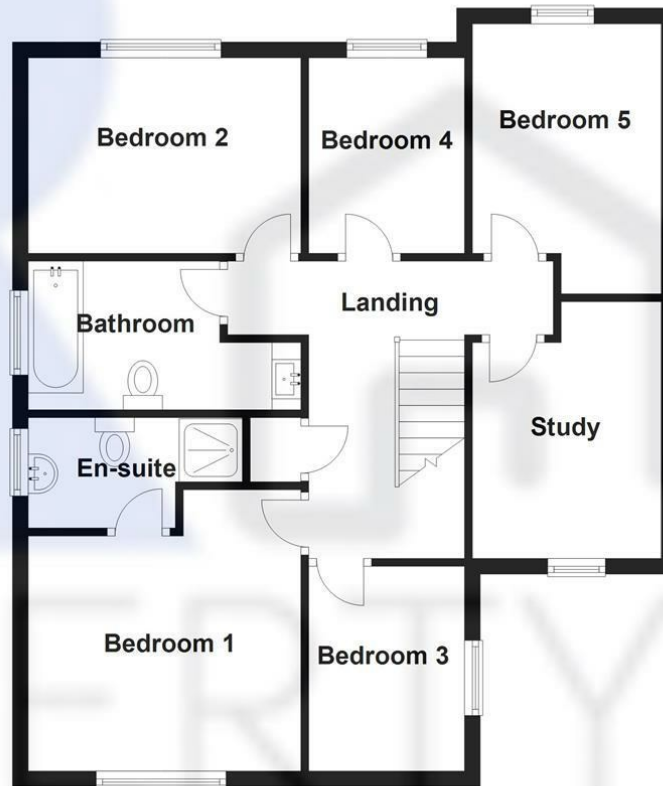
### Ground Floor

Approx. 70.3 sq. metres (756.4 sq. feet)

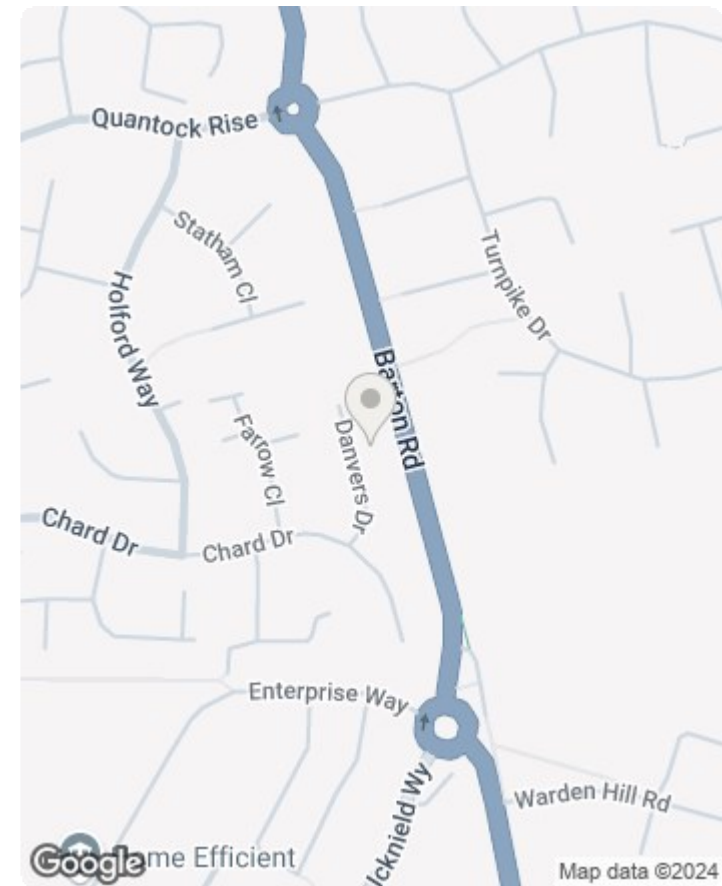


### First Floor

Approx. 67.9 sq. metres (731.1 sq. feet)



Total area: approx. 138.2 sq. metres (1487.5 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		69	81
EU Directive 2002/91/EC			

