



1 Hogarth Close, 438 Hitchin Road, Luton, Bedfordshire, LU2 7ST  
£2,000 PCM



- 3 BEDROOM DETACHED
- 3 BATHROOMS
- LARGE LIVING ROOM
- MUST BE VIEWED

- DRIVEWAY PARKING
- 2 EN SUITE BATHROOMS
- PRIVATE REAR GARDEN

- PRIVATE GATED DEVELOPMENT
- LARGE KITCHEN DINER
- AVAILABLE SEPTEMBER 2024

\*\*\* EXCLUSIVE TO PR PROPERTY LETTINGS \*\*\* 3 BEDROOM DETACHED \*\*\*\* HUGE KITCHEN AND LIVING SPACE \*\*\* GREAT CONDITION THROUGHOUT \*\*\* PREMIER PRIVATE GATED DEVELOPMENT \*\*\* 3 DOUBLE BEDROOMS \*\*\* 2 EN SUITE BATHROOMS \*\*\* LARGE FAMILY BATHROOM \*\*\* PRIVATE REAR GARDEN \*\*\* DRIVEWAY PARKING \*\*\* CLOSE TO TOWN CENTRE AND LUTON STATION \*\*\* AVAILABLE SEPTEMBER 2024 \*\*\* MUST BE VIEWED \*\*\*

This property benefits from accommodation comprising of entrance hall, kitchen diner, living room, 3 bedrooms, family bathroom, 2 en suite bathrooms, rear garden, patio, front garden and driveway.

### ENTRANCE HALL

**LIVING ROOM 18'9 X 13'11 (5.72M X 4.24M)**

**KITCHEN DINER 16'8 X 9'0 (5.08M X 2.74M)**

**BEDROOM ONE 12'00 X 11'6 (3.66M X 3.51M)**

**EN SUITE TO BEDROOM ONE**

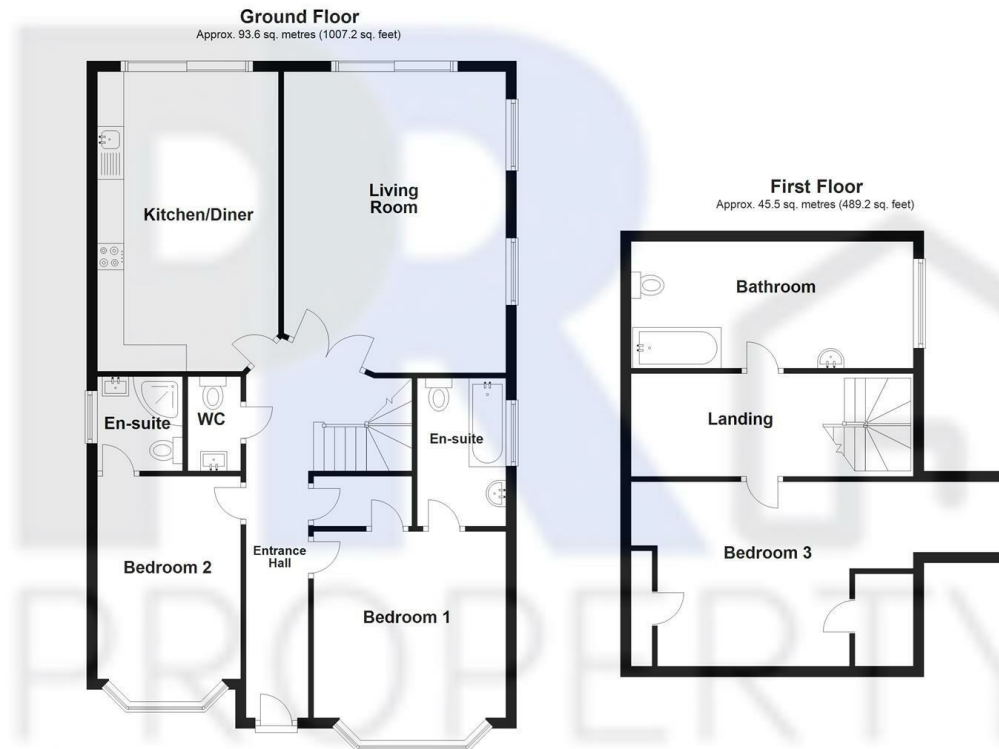
**BEDROOM TWO 12'5 X 8'11 (3.78M X 2.72M)**

**EN SUITE TO BEDROOM TWO**

**LANDING**

**BEDROOM THREE 22'3 X 11'06 (6.78M X 3.51M)**

**BATHROOM**



Total area: approx. 139.0 sq. metres (1496.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	86
(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	