



**PR**  
PROPERTY

**5 Foxbury Close, Luton, LU2 7BQ**  
**£675,000**



- Exclusive to PR Property sales
- 2 Impressive reception rooms
- Conservatory

- 4 Double bedrooms
- Kitchen / Breakfast room
- Desirable Location

- No upward chain complications
- Dining room
- Private Gardens

PR Property welcome you to Foxbury Close - a fabulous detached house that offers a perfect blend of space and comfort with accommodation spanning across 1,996 sqft. This property boasts 4 double bedrooms, 2 reception rooms, Kitchen / breakfast room, dining room and Conservatory, ideal for entertaining guests or simply relaxing with your loved ones, there is ample room for the whole family to unwind and recharge.

Don't miss out on the opportunity to make Foxbury Close your new home - please call 01582 720777

## GROUND FLOOR

**ENTRANCE HALL 25'11" X 6'6" (7.90M X 1.98M)**

**WC**

**FAMILY ROOM 22'10" X 14'9" (6.95M X 4.50M)**

**LIVING ROOM 12'0" X 17'11" (3.65M X 5.46M)**

**CONSERVATORY 8'4" X 10'11" (2.54M X 3.33M)**

**DINING ROOM 8'10" X 13'10" (2.69M X 4.22M)**

**KITCHEN/BREAKFAST ROOM 25'11" X 9'9" (7.90M X 2.98M)**

## FIRST FLOOR

### LANDING

**BEDROOM 1 16'2" X 9'10" (4.94M X 3.00M)**

**BEDROOM 2 10'0" X 14'11" (3.05M X 4.55M)**

**BEDROOM 3 14'2" X 11'11" (4.33M X 3.63M)**

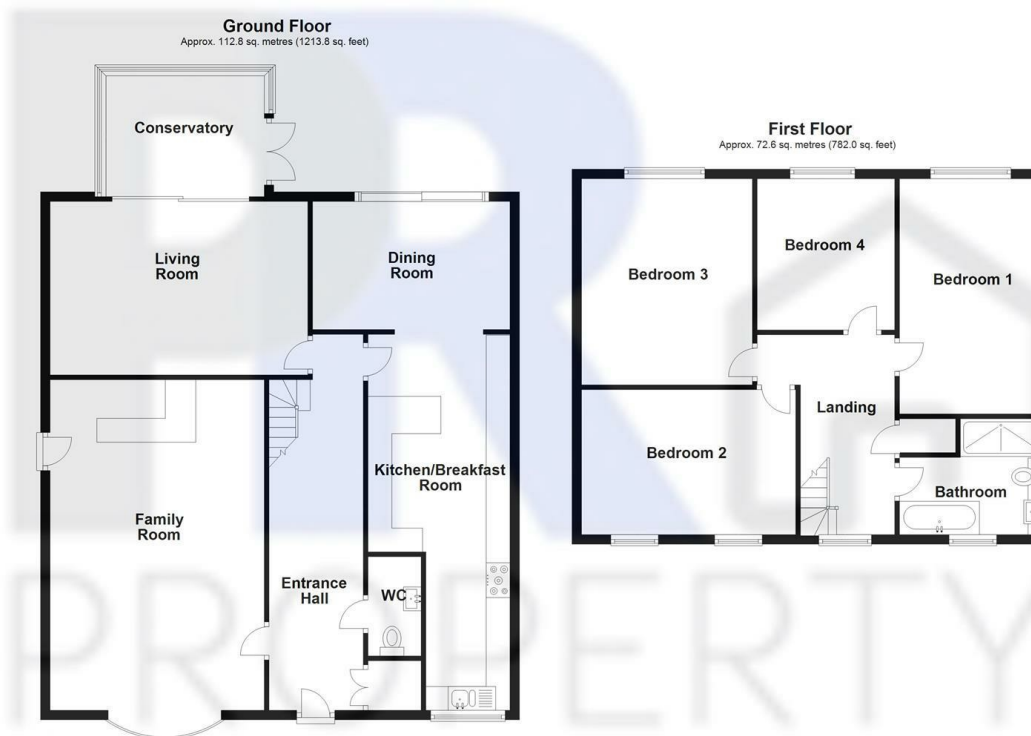
**BEDROOM 4 10'5" X 9'6" (3.18M X 2.89M)**

**BATHROOM**

## OUTSIDE

**PRIVATE REAR GARDEN**

**BLOCK PAVED DRIVE & GARDEN TO FRONT**



Total area: approx. 185.4 sq. metres (1995.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		