



78 Hill Rise, Luton, LU3 3EE
£385,000



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**** Exclusive to PR Property ****

This spacious three-bedroom semi-detached house at Hill Rise, Luton, offers a fantastic opportunity for family living. A large ground floor extension at the rear creates generous living and dining space, perfect for entertaining or relaxing. The property benefits from a huge detached double garage with vehicle access, capable of accommodating multiple cars, or other uses —a rare feature in this area. The front includes off-road parking for added convenience, and the home is offered chain free, allowing for a smooth and swift sale process. Ideal for buyers seeking versatile accommodation with excellent parking/external options in a popular location.

ENTRANCE HALL

LIVING ROOM 12'05 X 11'03
(3.78M X 3.43M)

FAMILY ROOM 12'06 X 11'10
(3.81M X 3.61M)

OPEN PLAN KITCHEN DINING
AREA 22'04 X 18'00 (6.81M X
5.49M)

DOWNSTAIRS WC

LANDING

BEDROOM ONE 12'01 X 12'03
(3.68M X 3.73M)

BEDROOM TWO 12'03 X 11'01
(3.73M X 3.38M)

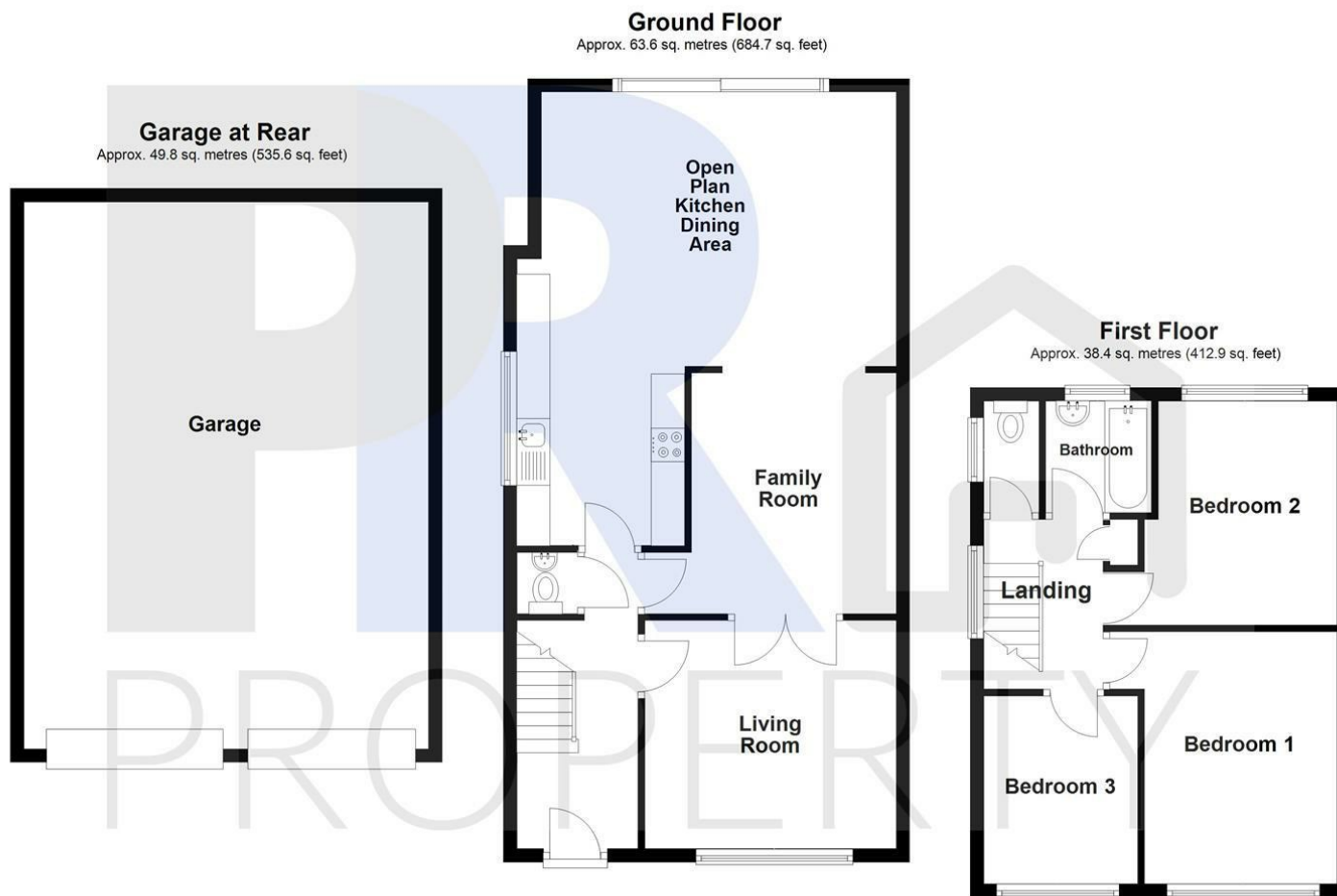
BEDROOM THREE 9'02 X 8'01
(2.79M X 2.46M)

BATHROOM

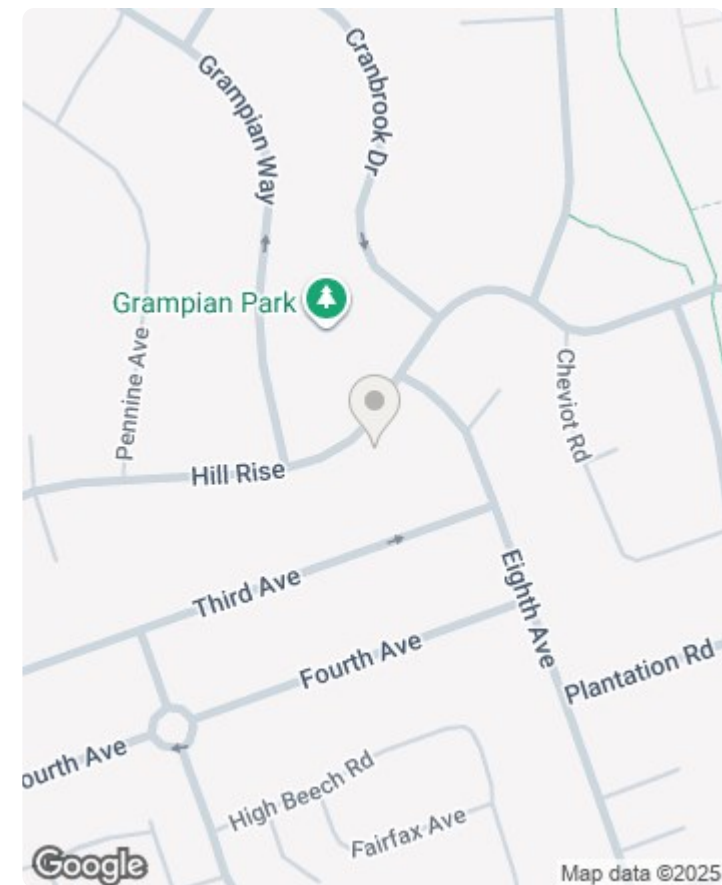
SEPARATE WC

DETACHED DOUBLE GARAGE
26'11 X 19'11 (8.20M X 6.07M)





Total area: approx. 151.7 sq. metres (1633.2 sq. feet)
78 Hill Rise, Luton



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

