



EDWARD
DILLON
HOUSE
4

Edward Dillon House, 4 Wild Cherry Drive, Luton, LU1 3UH
£4,500 PCM



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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.

The first floor which is accessed via a beautiful staircase, offers a principle bedroom suite with open plan en suite bathroom with bath, walk in rain shower, double sinks and walk in dressing room. There are an additional 2 bedrooms, all with their own en suites.

The second floor has a further 2 bedrooms with en-suite shower rooms

As you would expect with a house of this calibre, there is an array of the latest technology including under floor heating systems, new sound system and full alarm.

Externally to the rear of this property the garden offers excellent entertaining space.

To the front of the property there is a large gated sweeping driveway offering ample parking for multiple vehicles.



GROUND FLOOR

PRIVATE REAR GARDEN & IMPRESSIVE DRIVE TO FRONT

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)

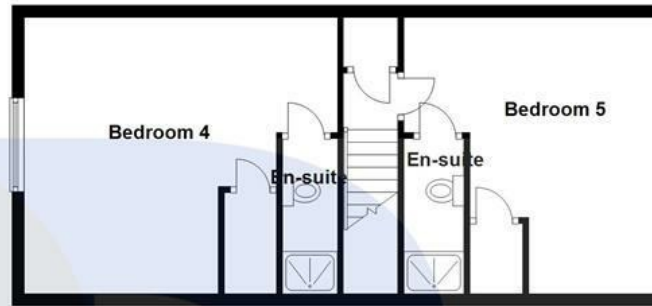
HOME OFFICE 16'8" X 7'11" (5.08M X 2.41M)





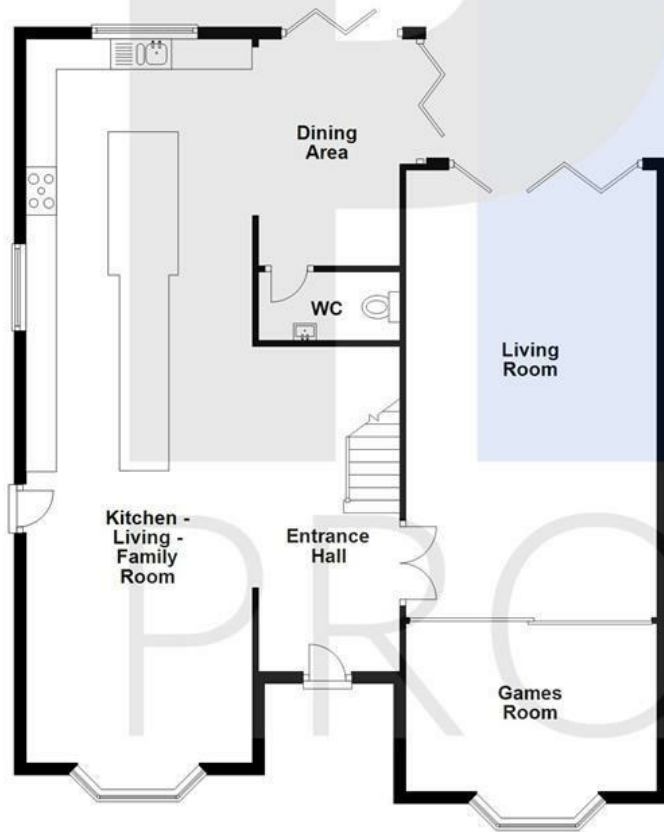
Second Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



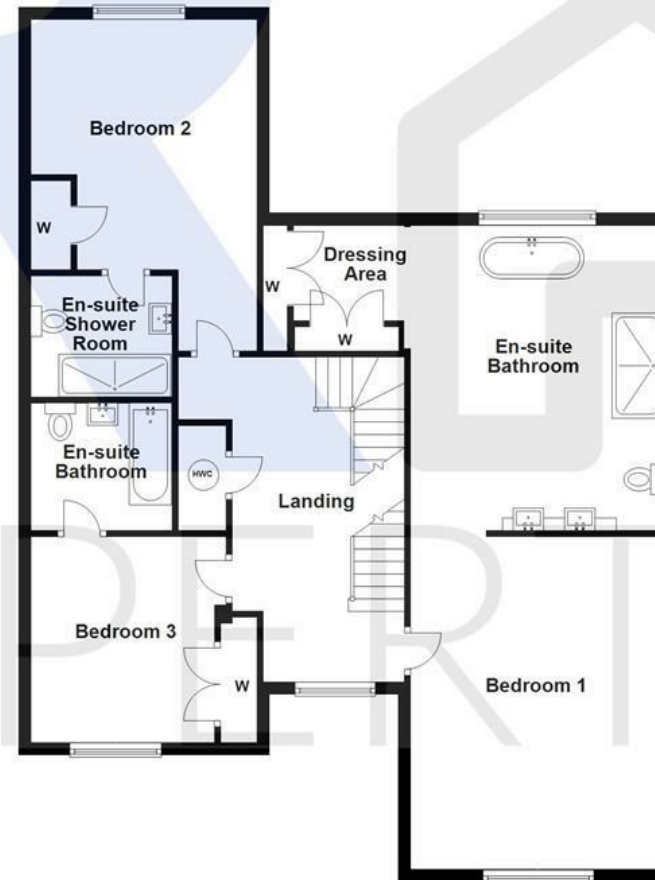
Ground Floor

Approx. 113.9 sq. metres (1226.4 sq. feet)



First Floor

Approx. 107.3 sq. metres (1155.3 sq. feet)



Garage & Home Office

Approx. 24.7 sq. metres (265.6 sq. feet)



Total area: approx. 293.5 sq. metres (3159.5 sq. feet)
Edward Dillon House

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	84	88
EU Directive 2002/91/EC		