



78 Hill Rise, Luton, LU3 3EE
£385,000

PRG
PROPERTY

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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)**

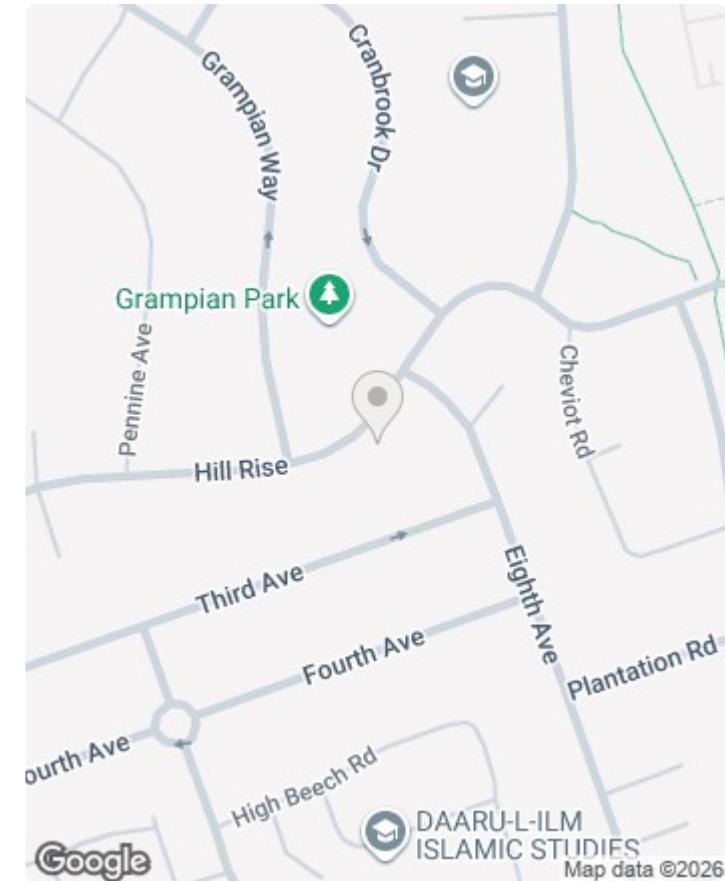
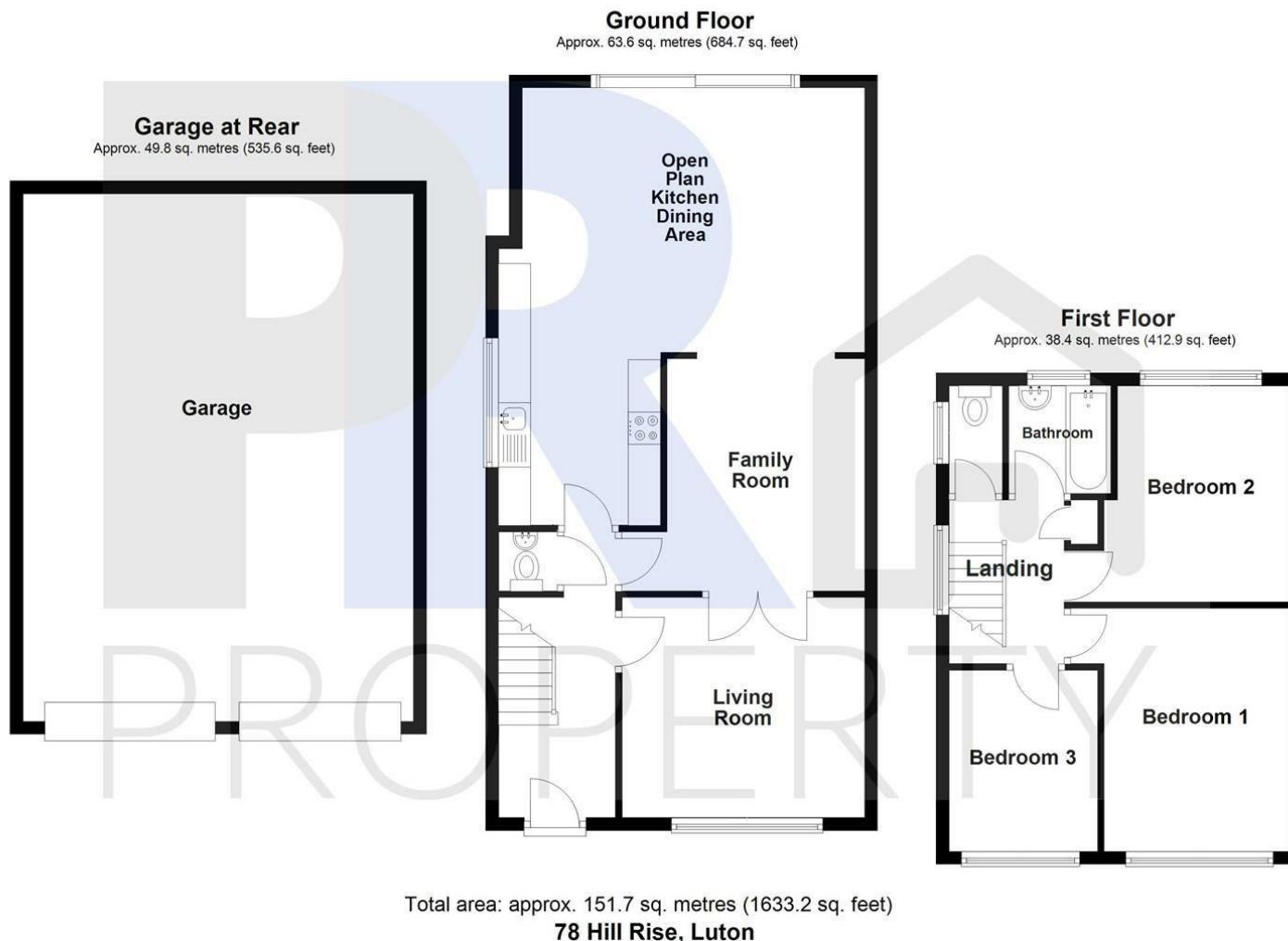
**BEDROOM THREE 9'02 X 8'01
(2.79M X 2.46M)**

BATHROOM

SEPARATE WC

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	72	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

