



78 Hill Rise, Luton, LU3 3EE  
£385,000





## 78 Hill Rise, Luton, LU3 3EE

**\*\* 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)**

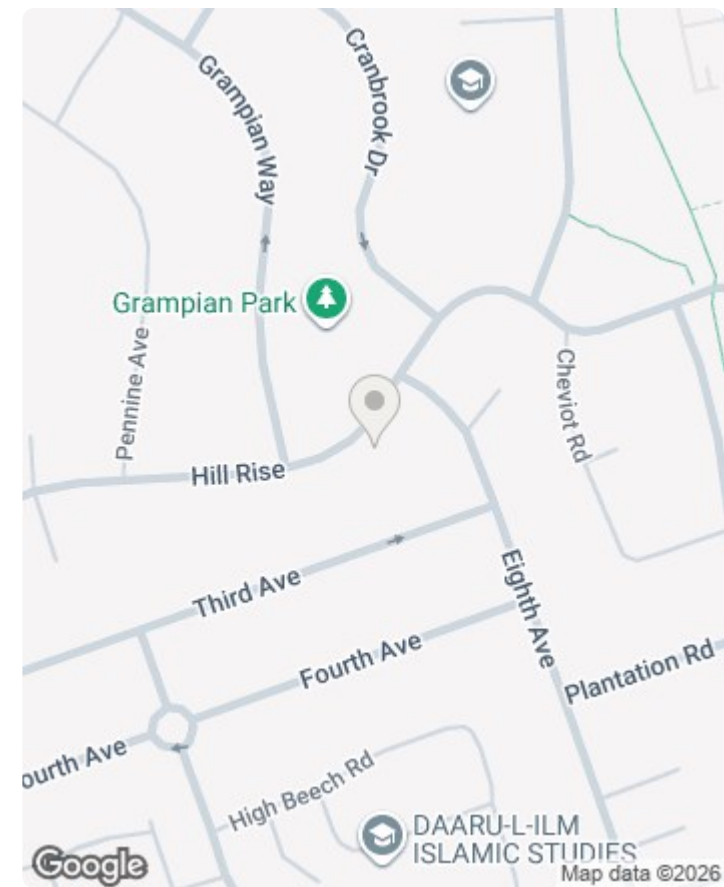
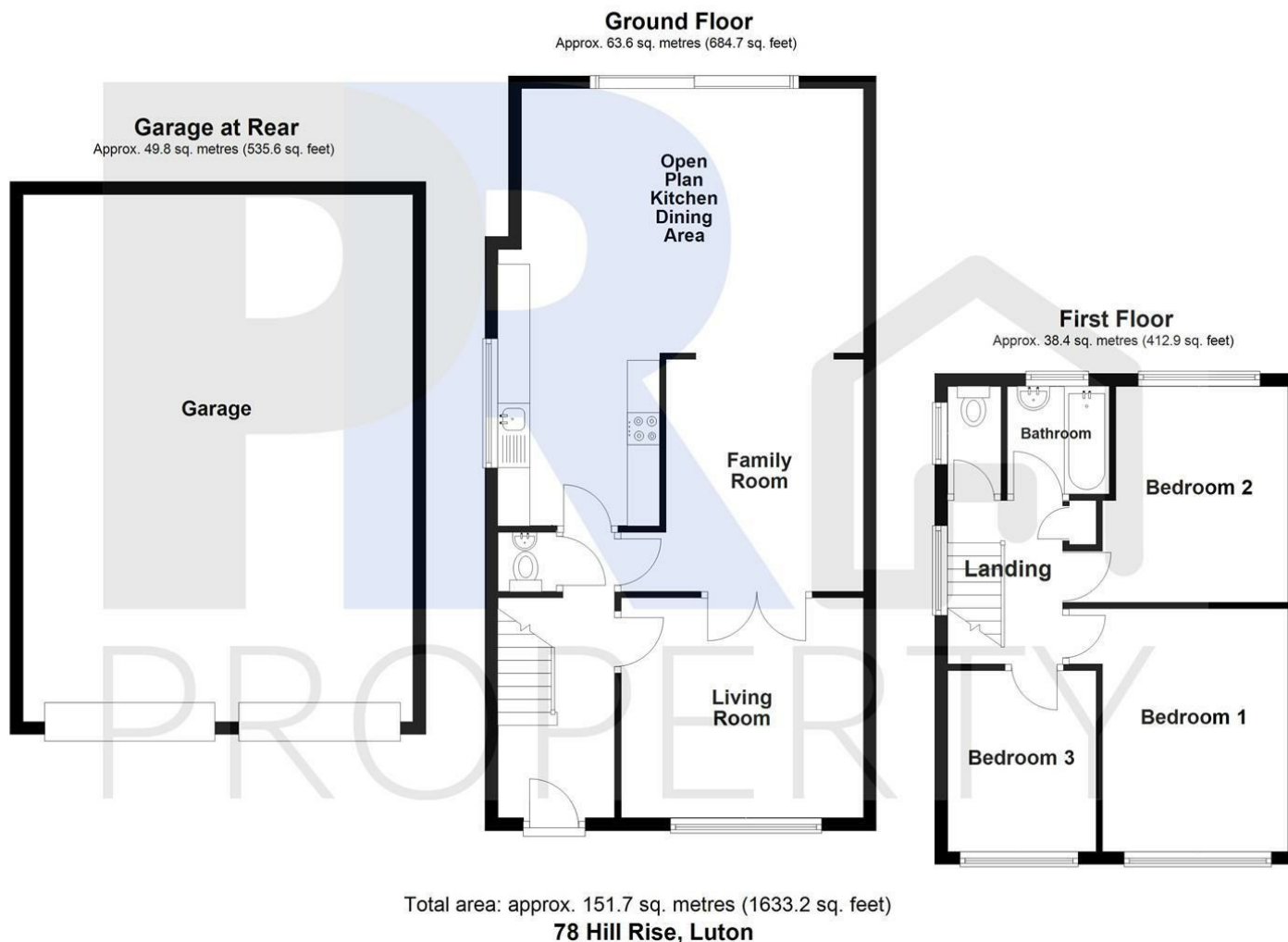
**BEDROOM THREE 9'02 X 8'01**  
**(2.79M X 2.46M)**

### BATHROOM

### SEPARATE WC

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





Energy Efficiency Rating		
	Current	Potential
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		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC



