



**BRITISH  
PROPERTY  
AWARDS**

**2021**



**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£499,950**

**HUNTING DRIVE, Luton LU2**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 2**

**THREE BEDROOM DETACHED  
HOUSE**

**GARAGE & OFF STREET  
PARKING**

**BUILT IN 2021**

**EN-SUITE TO MAIN BEDROOM**

**UNDISTURBED SCENIC  
VIEWS**

**NEAR TO SHOPPING  
FACILITIES**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB  
office@mantlestates.com | 0208 275 1555  
Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this 3 BEDROOM DETACHED HOUSE with GARAGE that was built in 2021 with nice undisturbed views. The property is well located to shopping facilities, Luton Park Way Train Station & Luton Airport. Boasting an ensuite to the main bedroom, family bathroom & cloakroom. OFFERED CHAIN FREE

**ENTRANCE HALL:** 15' 04" x 3' 06" (4.67m x 1.07m)

Composite front door, radiator, under-stairs storage cupboard.

**CLOAK ROOM:** 5' 06" x 3' 02" (1.68m x 0.97m)

Double glazed window to front aspect, low-level flush water closet, wash hand basin with mixer tap, radiator.

**LOUNGE:** 15' 05" x 11' 06" (4.70m x 3.51m)

Double-glazed window to front aspect, carpet, radiator.

**KITCHEN / DINER:** 12' 02" x 19' 00" (3.71m x 5.79m)

Double glazed doors & windows to rear aspect, wall and floor standing kitchen units, AEG electric oven, gas hob, extractor, fitted dishwasher, stainless steel sink drainer with mixer tap, under unit lighting, fitted fridge freezer, radiator, storage cupboard with plumbing for washing machine.

**LANDING:** 7' 00" x 6' 08" (2.13m x 2.03m)

(7'00" x 6'08") x (4'05" x 3'04") Double glazed window to side aspect, carpet, loft access, radiator, storage cupboard housing gas central heating boiler.

**FRONT BEDROOM:** 11' 10" x 11' 07" (3.61m x 3.53m)

Double glazed window to the front aspect, carpet, radiator, fitted wardrobe.

**EN-SUITE:** 4' 02" x 8' 08" (1.27m x 2.64m)

Double glazed window to side aspect, double walk-in shower cubicle with mixer, tiled walls, wash hand basin with mixer tap, heated towel rail, low-level flush water closet.

**BATHROOM:** 9' 00" x 7' 00" (2.74m x 2.13m)

Double-glazed window to front aspect, heated towel rail, wash hand basin with mixer tap, low-level flush water closet, panel bath with mixer tap and shower attachment, part tiled walls, storage cupboard.

**REAR BEDROOM:** 12' 02" x 7' 02" (3.71m x 2.18m)

Double-glazed window to rear aspect, carpet, radiator.

**REAR BEDROOM:** 11' 06" x 11' 04" (3.51m x 3.45m)

Double-glazed window to rear aspect, carpet, radiator.

**REAR GARDEN:** 47' 09" x 28' 05" (14.55m x 8.66m)

47'09" x 20'09" < 28'05" Patio area, mainly laid to lawn, side gate to side driveway, and garage.

**GARAGE:** 18' 06" x 9' 07" (5.64m x 2.92m)

Lighting & power, up & over garage door.

**FRONT & SIDE DRIVE-WAY:**

Mainly laid to lawn, off street parking for 2 cars.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: HUNTING DRIVE, Luton LU2



