



## 104 Hill Rise, Luton, LU3 3EF

Located within the Sundon Park neighborhood of North Luton, Nova are delighted to introduce this charming semi-detached Family home. Boasting a double storey side extension and single storey rear extension which now accommodates the large kitchen with a utility area. This property offers practicality and convenience for modern living. With up to three parking spaces and a garage, there's ample room for vehicles..

Step inside and discover a spacious living room, ideal for relaxing with family and entertaining guests. The living space seamlessly flows into the extended kitchen, creating a versatile and sociable area for cooking and dining. The kitchen is thoughtfully designed with modern fixtures and fittings, providing a stylish yet functional environment. Further benefits downstairs includes a shower room ideal for added convenience for a larger family.

Beyond the kitchen lies a tidy garden, perfect for enjoying outdoor activities or simply unwinding

- Nova Estate Agents
- Five Bedrooms
- Heavily Extended
- Three Bathrooms
- Garage & Driveway
- Close to Transport Links
- Press Play Button For 360° Walkaround Tour

£425,000

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	