

Dunstable Office:

**01582 477 077**



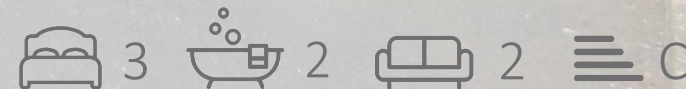
**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings



11 Santingfield South, Luton, Bedfordshire, LU1 5LW

**Offers Over £400,000**



# 11 Santingfield South, Luton, Bedfordshire, LU1 5LW

Located on the sought after Farley Hill development, this extended three/four bedroom semi detached provides flexible accommodation for the growing or extended family. The property is ideally placed for the commuter with the mainline train station and Junction 10 of the M1 both being a short drive away. Farley hill has a good selection of amenities and highly rated local Schools. The accommodation comprises porch, entrance hall, living room, dining area/bedroom four, shower room, fitted kitchen/family room, store room and utility area to the ground floor, with three first floor bedrooms and additional shower room to the first floor. Outside there is a lovely landscaped rear garden and to the front is a tarmac driveway providing off road parking for several vehicles.

Porch

Entrance Hall

Living Room

18'8" x 11'0" (5.70m x 3.35m)

Dining Area/Bedroom Four

13'6" x 9'9" (4.11m x 2.96m)

Shower Room

Fitted Kitchen/Family  
Room

19'1" x 13'5" (5.82m x 4.08m)





Store Room

Utility Area

4'8" x 6'7" (1.42m x 2.01m)

Landing

Bedroom 1

11'4" x 10'2" (3.45m x 3.10m)

Bedroom 2

9'0" x 11'0" (2.75m x 3.35m)

Bedroom 3

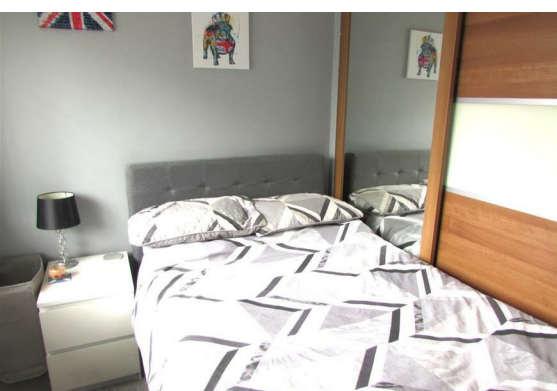
7'3" x 7'8" (2.21m x 2.34m)

Shower Room

Outside

Rear Garden

Driveway



## Floor Plan



Total area: approx. 137.3 sq. metres (1478.0 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, mis-statement or use of any data shown on the final floorplan.  
Plan produced using PlanUp.

## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

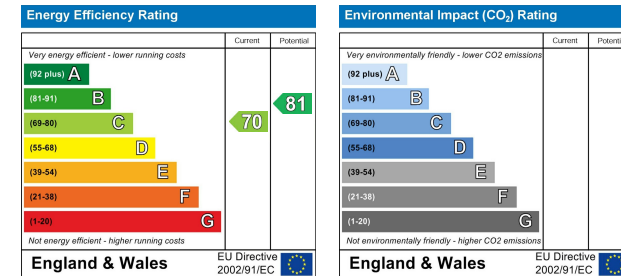
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## Area Map



## EPC



## The Property Experts with the Personal Touch

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