

## Durler Gardens

Luton, LU1 3TA

Built in 1869, Whitehill is a stunning Grade II Listed home, refurbished by our clients to an exacting standard whilst retaining beautiful original features. The house is set on a plot of circa 1.3 acre to include a Coach House -ideal for multi generational living or guest / staff accommodation, for example - a wild swimming pool and specialist garaging for ten cars. Additional features such as a Wine Room and Home Cinema. \*CHAIN FREE\*.

**Guide price £2,250,000**

# Durler Gardens

Luton, LU1 3TA



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- Grade II Listed
- Total plot circa 1.3 acre
- Garaging for ten cars

- Original features
- Coach House
- Wine Room

- Refurbished by our clients
- Wild swimming pool
- Cinema Room

## Reception Hall

### Sitting Room

28'3" (max) x 16'11" (8.63 (max) x 5.18)

### Dining Room

19'9" (max) x 17'7" (6.02 (max) x 5.37)

### Games Room

21'10" x 18'1" (max) (6.68 x 5.52 (max))

### Kitchen / Breakfast / Family Room

43'6" x 22'5" (13.26 x 6.85)

### Bar Area

### Snug

17'6" x 14'11" (5.34 x 4.56)

### Boot Room

12'7" x 11'1" (3.86 x 3.38)

## Shower Room

### Study

13'8" x 7'5" (4.18 x 2.28)

### Utility Room

### Cloakroom

### Principal Bedroom

18'6" x 17'10" (5.66 x 5.45)

### En-suite Bathroom

### Bedroom Three

17'0" x 14'10" (5.19 x 4.54)

### Bedroom Two

17'8" x 14'11" (max) (5.39 x 4.56 (max))

### Shower Room

### Bedroom Four

17'4" (max) x 12'9" (5.30 (max) x 3.89)

## Bedroom Five

14'1" x 13'8" (4.31 x 4.18)

### Shower Room

### Bedroom Six

16'11" (max) x 9'7" (5.17 (max) x 2.94)

### Home Cinema

19'8" x 12'11" (6.00 x 3.96)

### Kitchenette

### Shower Room

### Store

8'2" x 7'3" (2.49 x 2.22)

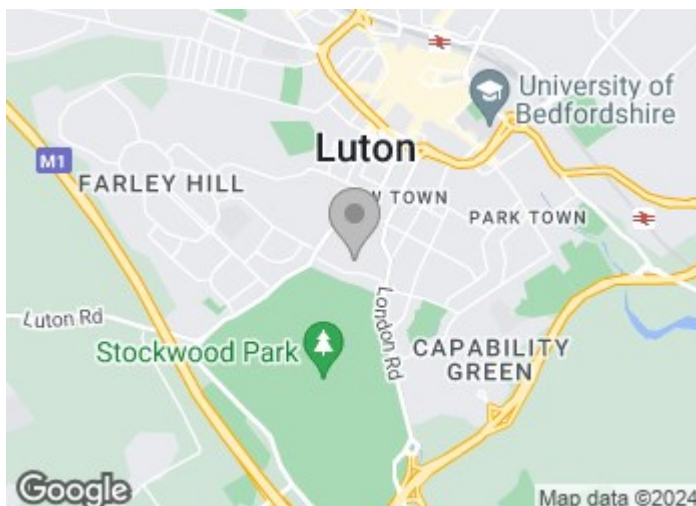
### Loft Storage

### Cellar

15'6" x 14'11" (4.74 x 4.56)

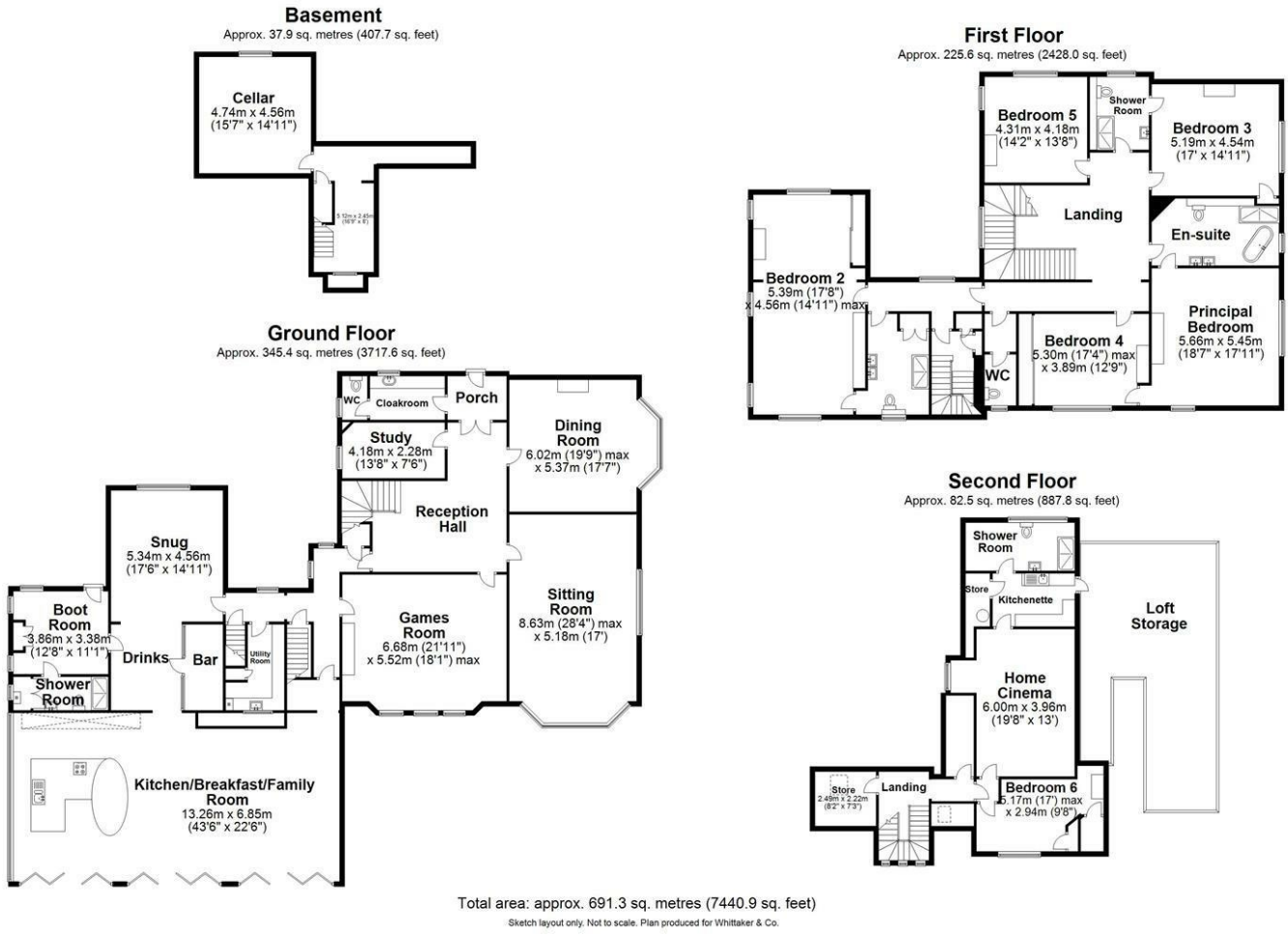
### Cellar Area Two

16'9" x 8'0" (5.12 x 2.45)





# Floor Plan



Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-101) <b>A</b>		(92-101) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC