



Farrs Lane

East Hyde, LU2 9PY

This super family home of circa 1,900 sq ft offers a huge amount of versatile living and entertaining space, plus potential to extend (STPP). The Kitchen / Dining Room opens onto the 50ft west facing garden. Farrs Lane is a peaceful location, within easy reach of both Harpenden and Luton.

Guide price £700,000

Farrs Lane

East Hyde, LU2 9PY



- Circa 1,900 sq ft
- Garden 50ft, west facing
- Within easy reach of Harpenden & Luton
- Potential to extend (STPP)
- Two Garages & off-street parking
- Versatile living space
- Peaceful location

Entrance Hall

Living Room

17'10" (max) x 14'4" (5.46 (max) x 4.38)

Kitchen / Dining Room

24'11" x 12'6" (7.60 x 3.83)

Utility Room

10'0" x 8'5" (3.05 x 2.57)

Cloakroom

Bedroom One

16'0" x 10'11" (4.90 x 3.35)

En-suite Shower Room

Bedroom Two

12'8" x 12'0" (3.87 x 3.66)

Bedroom Three

11'4" (max) x 10'5" (3.47 (max) x 3.19)

Bedroom Four

9'9" x 8'3" (2.98 x 2.53)

Study / Bedroom Five

7'3" x 5'11" (2.23 x 1.81)

Family Bathroom

Garage One

16'3" x 8'5" (4.97 x 2.57)

Garage Two

15'8" x 8'10" (4.80 x 2.71)

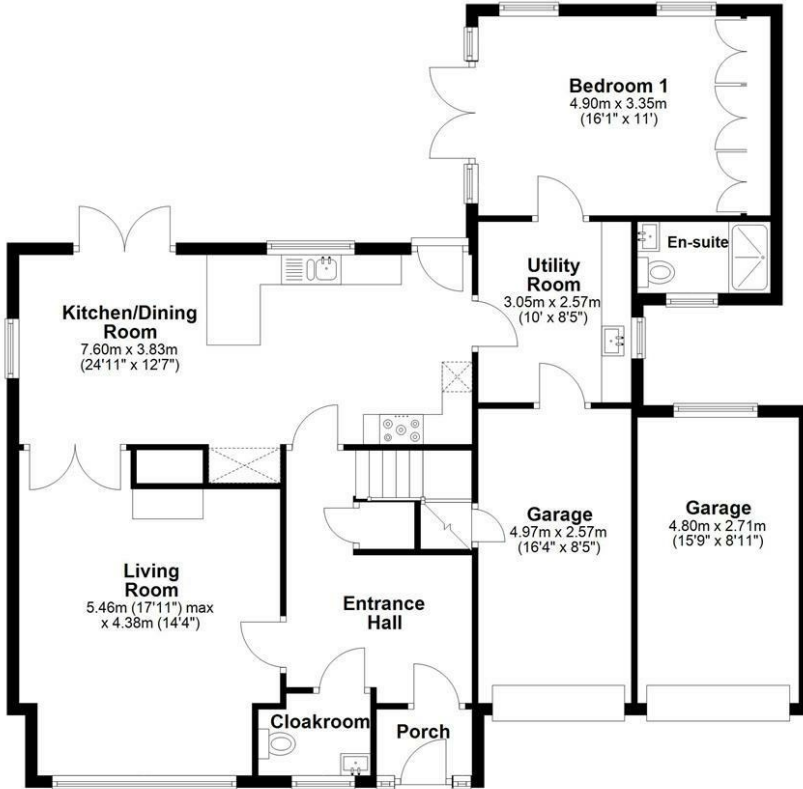




Floor Plan

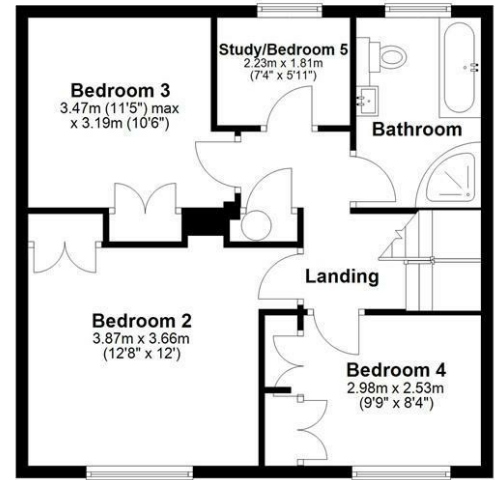
Ground Floor

Approx. 120.8 sq. metres (1300.2 sq. feet)



First Floor

Approx. 57.1 sq. metres (615.1 sq. feet)



Total area: approx. 177.9 sq. metres (1915.3 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

