Hayton Close, Luton, LU3 4HD
£800,000

5 3 2 D

LATCHAM DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this large five bedroomed detached home. The property offers great size accommodation including five double bedrooms, three bathrooms, separate reception rooms and not only one double garage but two, also offering lots of off road parking.

Now, talking to the owner and also our own opinion, potentially the integral double garage lends itself to being converted to make a huge kitchen/breakfast room/family room to the rear. (Subject to the correct permissions being sought).

Situated in the sought after Barton Hills area of Luton is this rarely available sizeable family home. Features include; Entrance porch with double doors from outside and to the entrance hall. Large entrance hall with winding stairs to the first floor and Amtico flooring, L- shaped dual aspect lounge with Patio doors to the rear garden, 18ft dining room, cloakroom and Kitchen/Breakfast room to the rear of the property.

As mentioned already the upstairs is very spacious with five double bedrooms, three bathrooms and large landing.

Outside offers a wrap-around Frontage with driveways for several vehicles and the opportunity for an in- out driveway.
There are two garages, one is an integral double garage currently being used as a home gymnasium but as already mentioned has potential for conversion.
rear.

Location is paramount, and this home excels in that regard. Barton Hills is renowned for its community feel and excellent local amenities, including shops, parks, and leisure facilities. Families will particularly appreciate the property's position within a great school catchment area, offering access to highly regarded educational institutions. Commuting is made easy with excellent transport links, connecting you to Luton town centre, the M1 motorway, and beyond.

Please note garage size is approximate due to restricted access due to contents.

This is a great family home that is rarely available.

Entrance

Entrance hall

W.c

Dining room
18'2 x 9'11 (5.54m x 3.02m)

Lounge
24'3" x 14'7" (7.39m x 4.45m)

Kitchen/breakfast room
16'5" x 14'9" (5.00m x 4.50m)

First floor

Landing

Bedroom One
15'5" x 15'3" (4.70m x 4.65m)

En suite

Bedroom two
13'1" x 11'8" (3.99m x 3.56m)

En Suite

Bedroom three
14'9" x 11'6" (4.50m x 3.51m)

Bedroom four
15'5" x 12'4" (4.70m x 3.76m)

Bedroom five
11'" x 9'4" (3.35m x 2.84m)

Family bathroom

Outside

Rear garden

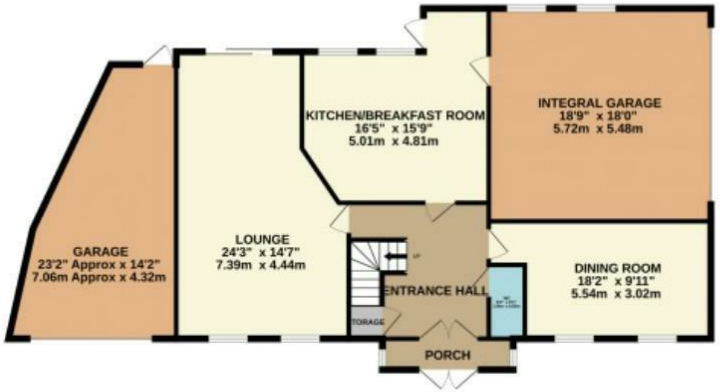
Front garden

Main double garage
18'9" x 18'0" (5.72m x 5.49m)

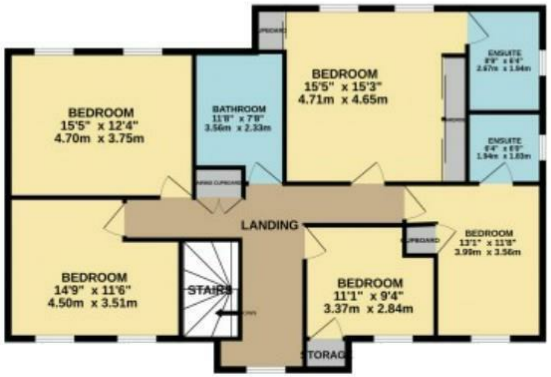
Second garage
23'2" x 14'2" (7.06m x 4.32m)

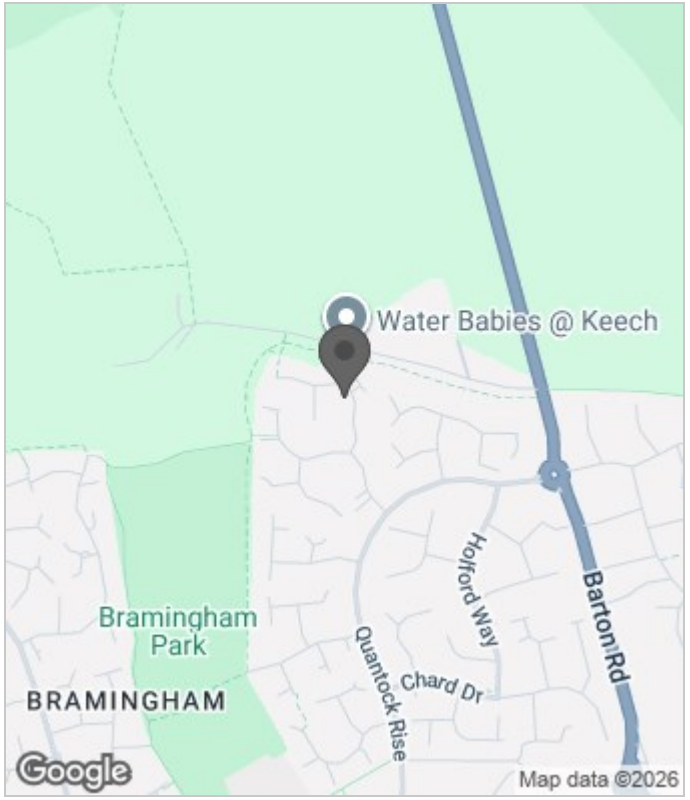
Floorplan

GROUND FLOOR
1456 sq.ft. (135.3 sq.m.) approx.

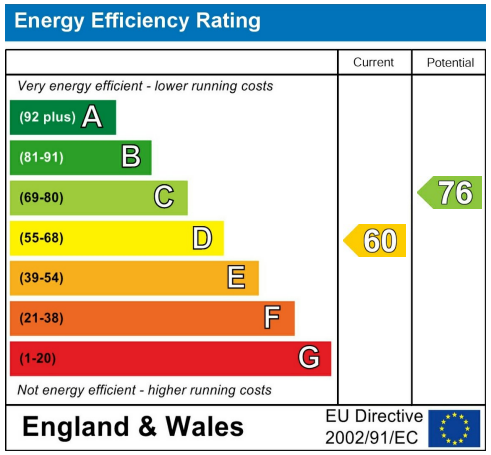


1ST FLOOR
1212 sq.ft. (112.6 sq.m.) approx.





TOTAL FLOOR AREA 2668 sq ft (247.9 sq.m approx)
Whilst every attempt has been made to measure the accuracy of the floorplan measurement and rooms and measurement of doors, windows and any other items are approximate and no responsibility is taken for any error. omission, or mis-statement. The 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 lo tier operability or efficiency can be given.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Suite 11-12 The Knowledge Centre, Wyboston Lakes, Bedfordshire, MK44 3BA
T. 01480 775900 | **E.** sales@latchamdowling.co.uk | **latchamdowling.co.uk**