



6 Hillary Crescent, Luton, LU1 5JH
Offers over £365,000



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Exclusive to PR Property — This three bedroom semi-detached home on Hillary Crescent is a fantastic opportunity for buyers looking for space, practicality, and convenience, all with no upper chain to worry about. From the generous off road parking for up to four cars and a large garage, through to the conservatory and great sized rear garden, this property really does tick all the boxes. Throw in gas central heating, double glazed windows throughout, and superb access to Luton town centre, the M1 motorway, and Luton Airport, and it's easy to see why homes like this are so popular.

GROUND FLOOR

**BLOCK PAVED DRIVE TO FRONT
PROVIDING OFF ROAD PARK**

ENTRANCE HALL

**LOUNGE 12'0" X 13'1" (3.66M X
3.98M)**

**DINING ROOM 11'11" X 9'8"
(3.63M X 2.95M)**

**KITCHEN 8'10" X 8'9" (2.69M X
2.67M)**

**CONSERVATORY 10.2 * 12
(3.05M.0.61M * 3.66M)**

FIRST FLOOR

LANDING

**BEDROOM 1 11'6" X 12'10"
(3.51M X 3.92M)**

**BEDROOM 2 11'11" X 9'8"
(3.63M X 2.95M)**

**BEDROOM 3 8'10" X 8'3"
(2.69M X 2.51M)**

**BATHROOM 6'6" X 5'10" (1.97M
X 1.79M)**

OUTSIDE

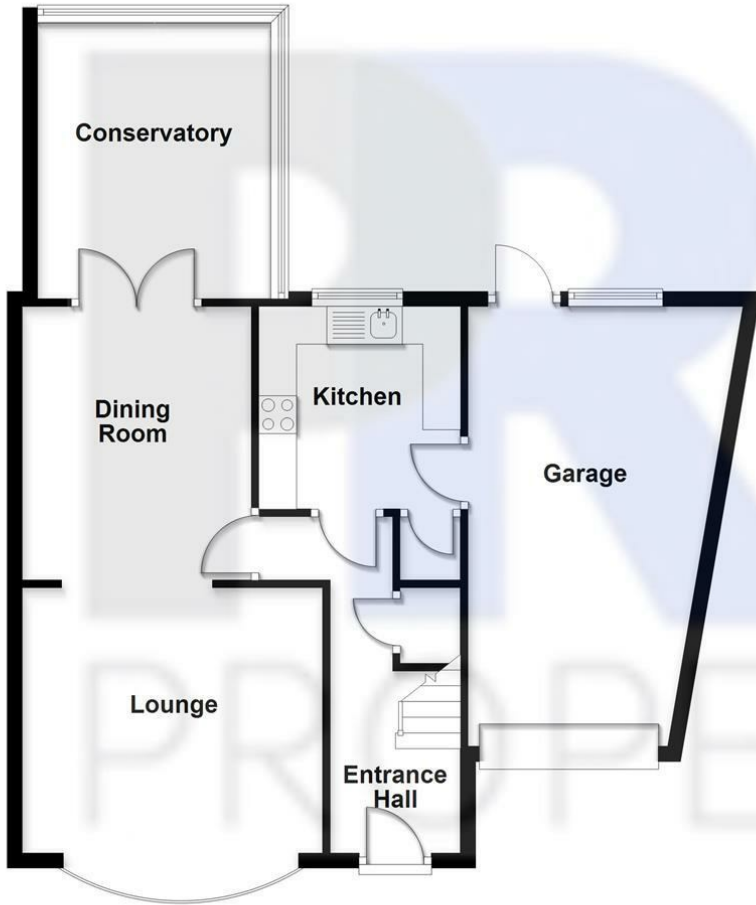
GARAGE 17 * (5.18M *)

REAR GARDEN & PATIO



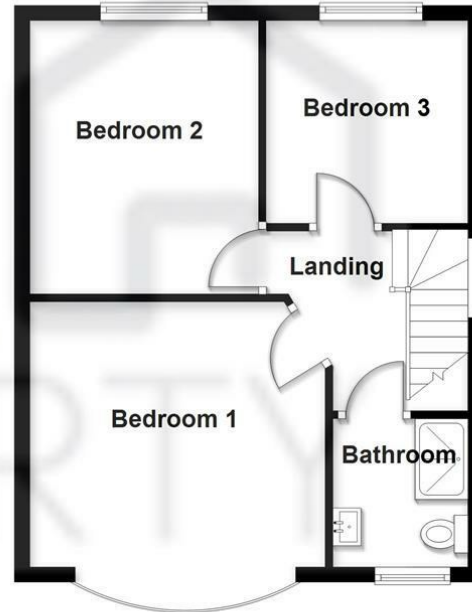
Ground Floor

Approx. 73.2 sq. metres (788.2 sq. feet)



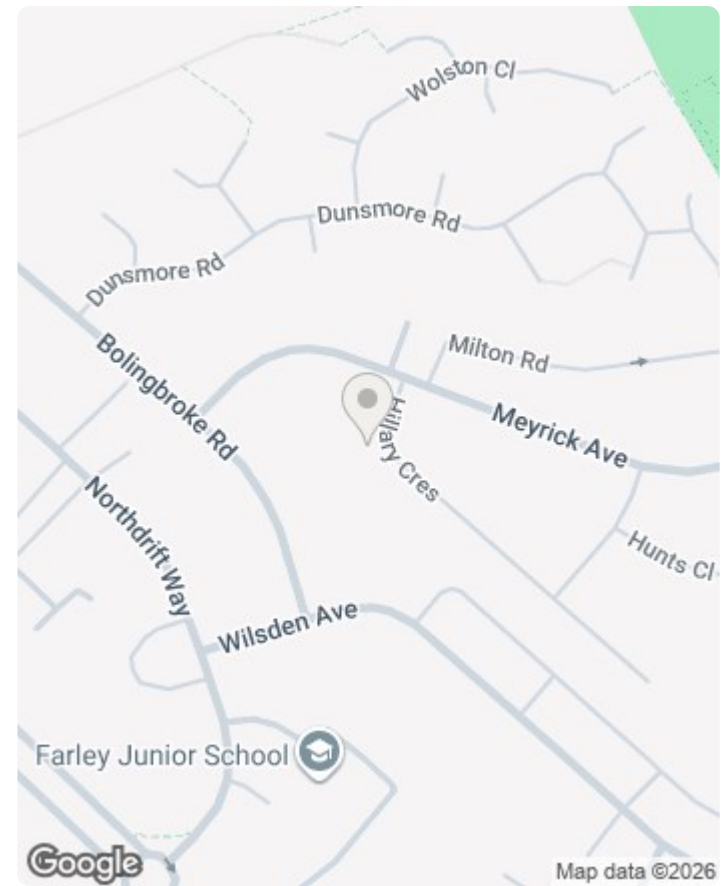
First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 114.9 sq. metres (1236.9 sq. feet)

6 Hillary Crescent



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

