



**NOVA**  
ESTATE AGENTS



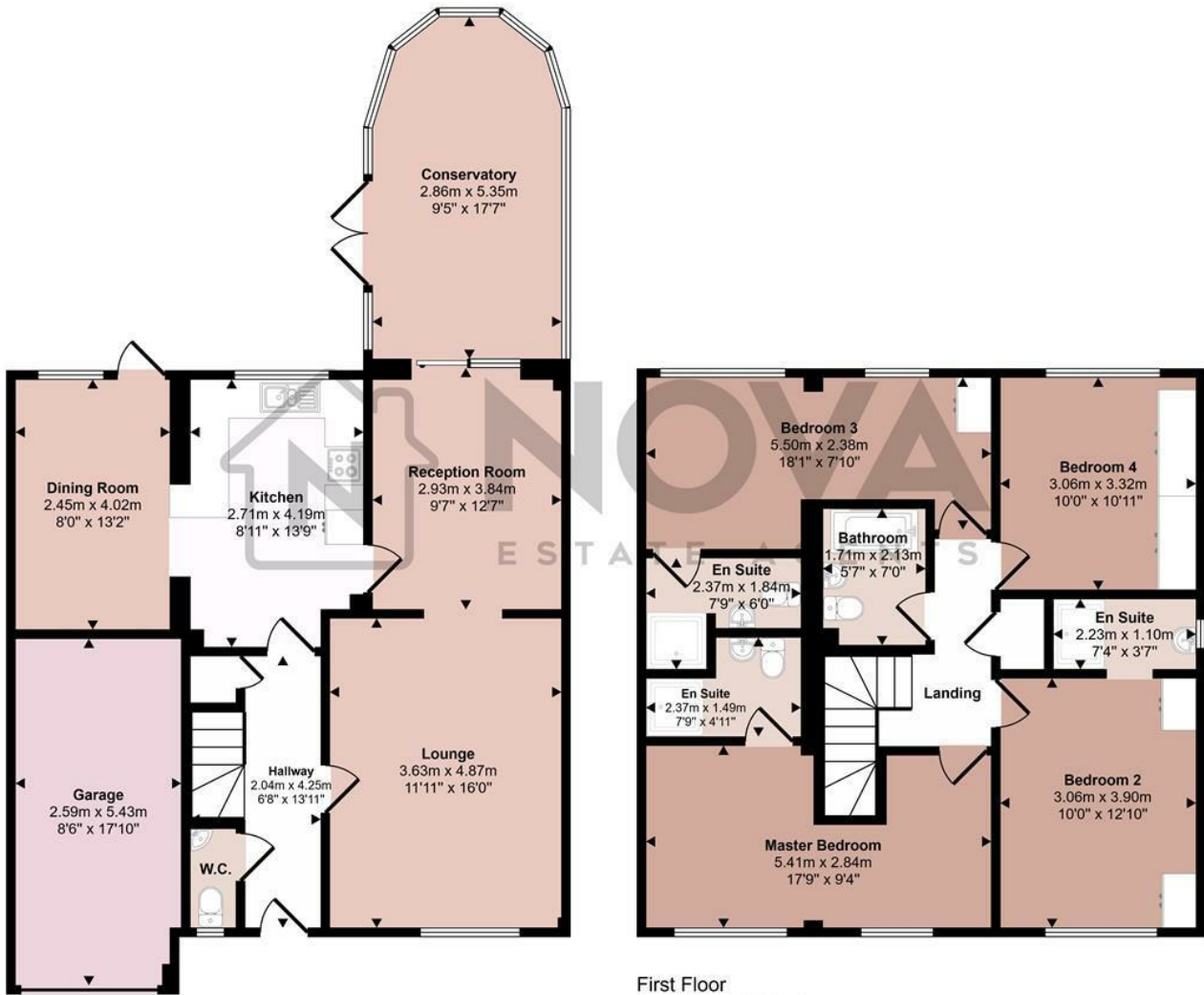
## 8 Foxhill, Luton, LU2 7YR

Situated in the highly sought after Foxhill area of Bushmead, this impressive four bedroom detached family home offers generous and versatile living space in immaculate condition throughout. Available immediately on an unfurnished basis, the property features three large reception rooms providing excellent space for living, dining and entertaining, along with a large conservatory overlooking the garden which creates a bright additional reception area. The ground floor also benefits from a well appointed kitchen and a convenient downstairs cloakroom. Upstairs the property offers four generously sized bedrooms, including a principal bedroom with en-suite and a second bedroom also benefiting from its own en-suite, while the remaining bedrooms are served by a modern family bathroom. Externally the home enjoys a large private rear garden, ideal for outdoor living, together with a driveway providing off street parking and access to the integral garage. Located in a desirable residential area of Bushmead the property is well positioned for local amenities, highly regarded schools and nearby countryside, making it an ideal family home. Call Nova Estate Agents now to view this rarely available home.

- Nova Estate Agents
- Impressive 4 Double Bedroom Detached Home
- 3 Ensuites, 1 Family Bathroom & Downstairs Cloakroom
- Garage And Driveway
- Large Conservatory
- 3 Further Reception Rooms
- Brilliant Location of Bushmead
- Close to Great Schools and Parks
- Immaculate Condition
- Press Play Button For 360° Walkaround Tour

£2,250 Per month

Approx Gross Internal Area  
167 sq m / 1798 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	