



55 Hart Hill Lane, Luton, LU2 0BA
£485,000



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Exclusive to PR Property - Rarely does a home with this much potential come to the market. Set on a coveted private road in Luton, this impressive four-bedroom detached property offers flexible, spacious living across multiple levels — including two large habitable basement rooms that open up a world of possibilities. The generous garden presents exciting development potential (subject to planning permission), whilst beautiful views and an abundance of parking add to the appeal. With Luton town centre and the mainline railway station both within easy reach, this really is an outstanding opportunity for families, investors and developers alike

GROUND FLOOR

ENTRANCE HALL 19'11" X 5'6"
(6.06M X 1.68M)

LOUNGE/DINING ROOM 21'11"
MAX * 18'11 MAX (6.68M MAX
*** 5.77M MAX)**

KITCHEN 11'7" X 8'3" (3.54M X
2.52M)

BEDROOM 4 14'10" X 7'7"
(4.51M X 2.30M)

EN-SUITE 4'9" X 7'7" (1.45M X
2.30M)

FIRST FLOOR

LANDING 4'6" X 2'4" (1.36M X
0.70M)

BEDROOM 1 9'7" X 18'11"
(2.91M X 5.76M)

BEDROOM 2 12'0" X 7'10"
(3.66M X 2.39M)

BEDROOM 3 7'1" X 9'9" (2.17M
X 2.97M)

BATHROOM 7'1" X 7'0" (2.17M
X 2.13M)

BASEMENT

STORE ROOM 10'0" X 19'4"
(3.05M X 5.89M)

STORE ROOM 2 10'0" X 13'7"
(3.05M X 4.14M)

OUTSIDE

HUGH REAR GARDEN ON
SEVERAL LEVELS

ON DRIVE PARKING FOR AMPLE
CARS



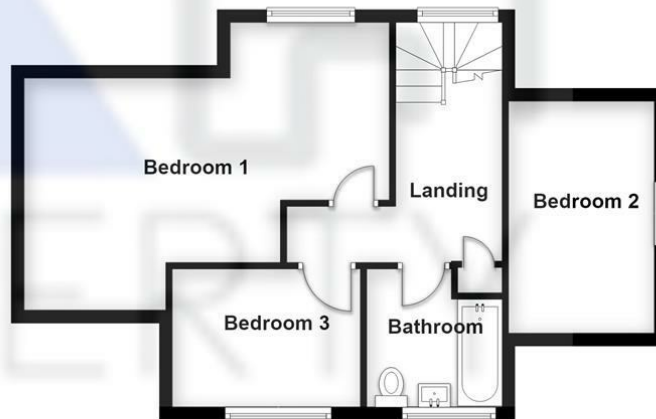
Basement
Approx. 30.9 sq. metres (332.6 sq. feet)



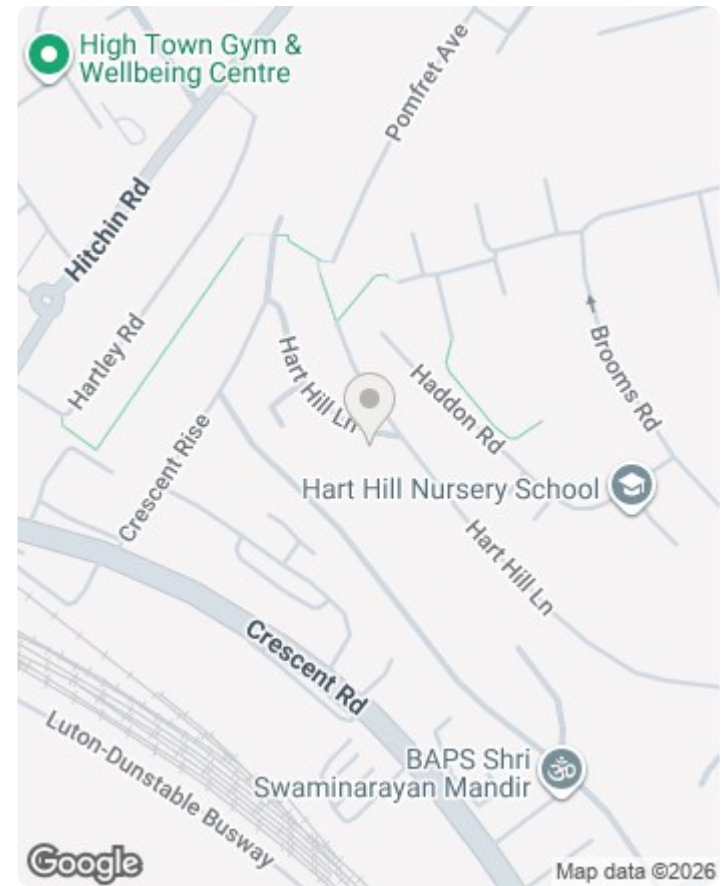
Ground Floor
Approx. 64.0 sq. metres (689.3 sq. feet)



First Floor
Approx. 48.4 sq. metres (520.6 sq. feet)



Total area: approx. 143.3 sq. metres (1542.5 sq. feet)
55 Hart Hill Lane



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	79
	EU Directive 2002/91/EC	

