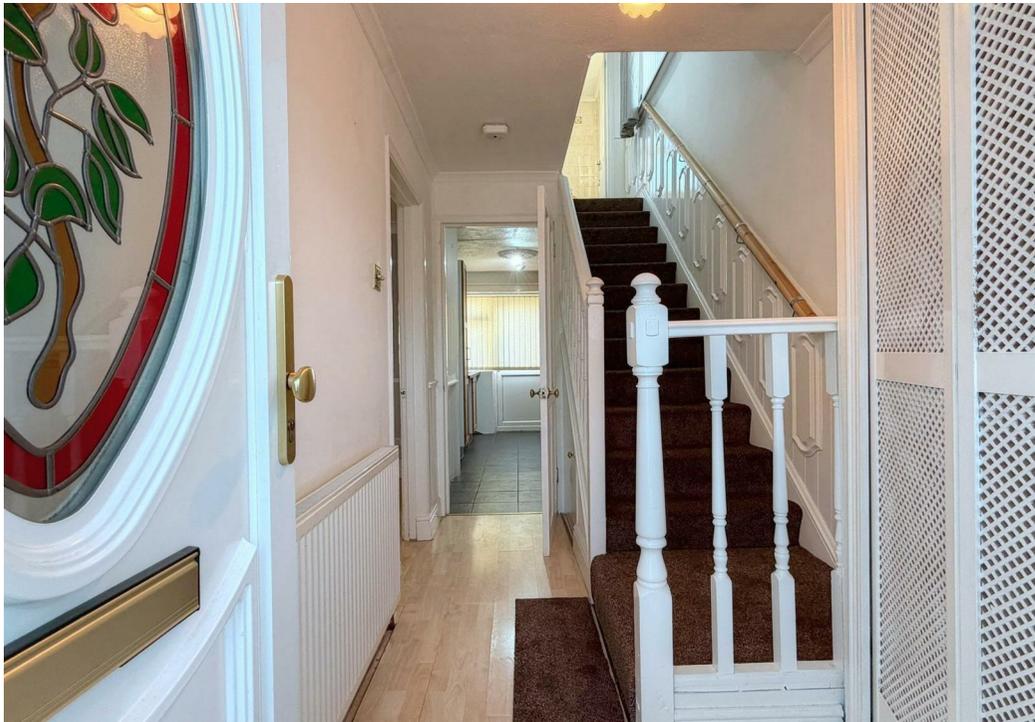


Hill Rise, Luton, LU3 3EE
£1,550 Per Calendar Month
Council Tax Band: C



Situated in the highly sought-after area of Sundon Park, Luton, this well-presented family home perfectly combines comfort, space, and convenience. The property boasts three generously sized bedrooms and one family bathroom with walk-in shower, making it an ideal choice for families or those needing extra space.

Upon entering, you are greeted by a large open-plan lounge and dining area, which flows seamlessly into a delightful conservatory. This inviting space is perfect for both relaxation and entertaining, allowing natural light to flood in and create a warm atmosphere. The laminate flooring throughout adds a modern touch while ensuring easy maintenance.

The property also boasts a spacious paved garden and garage to the rear, complemented by a shared driveway, providing ample parking options.

Location is key, and this home does not disappoint. It is conveniently situated close to local schools, shops, and various amenities, making daily life effortless. Additionally, the excellent transport links ensure that commuting to nearby areas is both quick and convenient.

This property presents a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed home. Do not miss your chance to view this charming residence in Hill Rise, Luton.



Open House Luton



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	