



Hayton Close, Luton, LU3 4HD
£800,000

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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.

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.

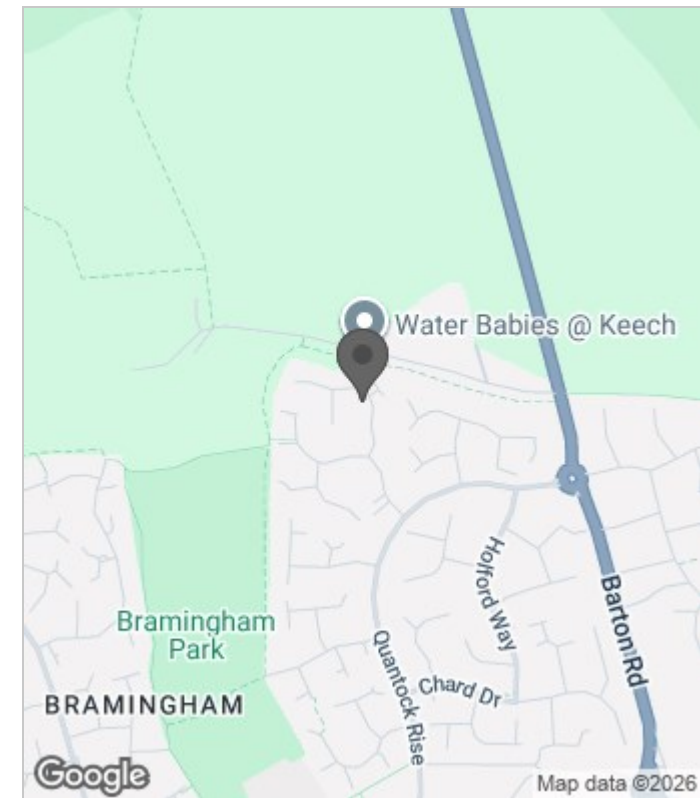


1ST FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



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 to tier operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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