



**15 Danvers Drive, Luton, LU3 4EF**  
**Offers in excess of £460,000**



## 15 Danvers Drive, Luton, LU3 4EF

PR Property would like to welcome you to Danvers Drive, Luton - a charming location that could be the perfect setting for your new home! This detached house boasts an impressive 5 Bedrooms, 2 Reception rooms, plus study, family room and breakfast room which gives excellent entertaining space. With 2 bathrooms, getting ready in the morning will be a breeze for the whole family.

The property's prime location on a lovely road adds to its appeal, offering a peaceful and friendly neighbourhood to call home. The great garden provides a wonderful outdoor space for relaxation, entertaining, or letting the kids play freely.



**GROUND FLOOR**

**ENTRANCE HALL**

**WC**

**LIVING ROOM 17'11" X 11'3" (5.46M X 3.43M)**

**DINING ROOM 11'7" X 9'11" (3.53M X 3.02M)**

**KITCHEN 14'1" X 8'0" (4.29M X 2.44M)**

**BREAKFAST ROOM 7'10" X 7'11" (2.40M X 2.41M)**

**FAMILY ROOM 9'11" X 7'11" (3.03M X 2.41M)**

**GARAGE 7'6" X 7'11" (2.28M X 2.41M)**

**FIRST FLOOR**

**LANDING**

**BEDROOM 1 9'10" X 11'5" (3.00M X 3.47M)**

**EN-SUITE**

**BEDROOM 2 8'2" X 11'5" (2.49M X 3.47M)**

**BEDROOM 3 8'7" X 6'7" (2.61M X 2.01M)**

**BEDROOM 4 8'2" X 6'7" (2.49M X 2.01M)**

**BEDROOM 5 11'3" X 7'9" (3.44M X 2.36M)**

**STUDY 10'9" X 7'11" (3.27M X 2.41M)**

**FAMILY BATHROOM**

**OUTSIDE**

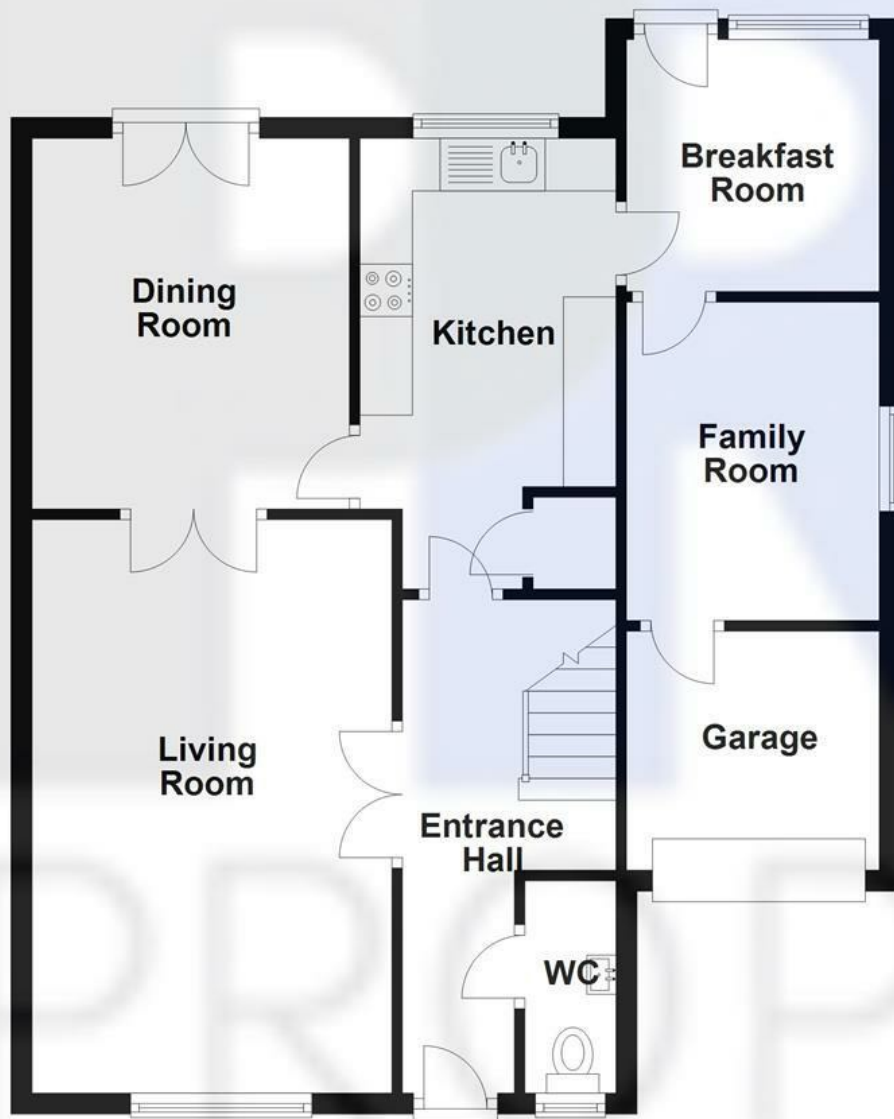
**REAR GARDEN**





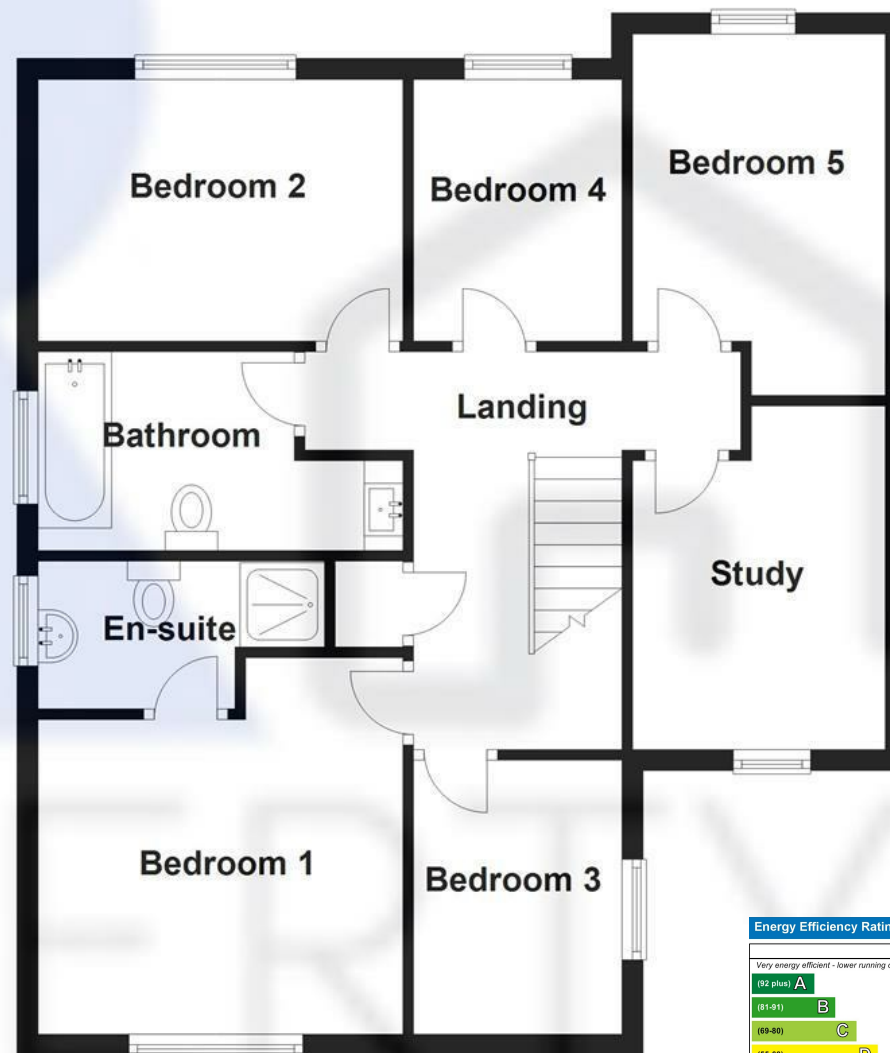
## Ground Floor

Approx. 70.3 sq. metres (756.4 sq. feet)



## First Floor

Approx. 67.9 sq. metres (731.1 sq. feet)



Total area: approx. 138.2 sq. metres (1487.5 sq. feet)

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