



1 Hogarth Close, 438 Hitchin Road, Luton, Bedfordshire, LU2 7ST
Guide price £525,000



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Nestled in the charming Hogarth Close on Hitchin Road, Luton, this detached house offers a perfect blend of comfort and convenience. Boasting fantastic living space including entrance hall, guest wc, large living room, kitchen / dining room, three double bedrooms which all have en suites.

Situated close to trains, motorways, and the airport, this home is a commuter's dream. The large living space provides ample room for relaxation and entertainment, making it perfect for families or those who love to host gatherings.

Don't miss the opportunity to make this detached house your new home. Embrace the tranquillity of a private road while enjoying easy access to transportation links - this property truly offers the best of both worlds.

ENTRANCE HALL

LIVING ROOM 18'9 X 13'11
(5.72M X 4.24M)

KITCHEN / DINER 16'8 X 9'0
(5.08M X 2.74M)

BEDROOM ONE 12'00 X 11'6
(3.66M X 3.51M)

EN SUITE TO BEDROOM ONE

BEDROOM TWO 12'5 X 8'11
(3.78M X 2.72M)

EN SUITE TO BEDROOM TWO

LANDING

BEDROOM THREE 22'3 X 11'06
(6.78M X 3.51M)

BATHROOM

OUTSIDE

PRIVATE REAR GARDEN

ON DRIVE PARKING FOR AT
LEAST 3 CARS



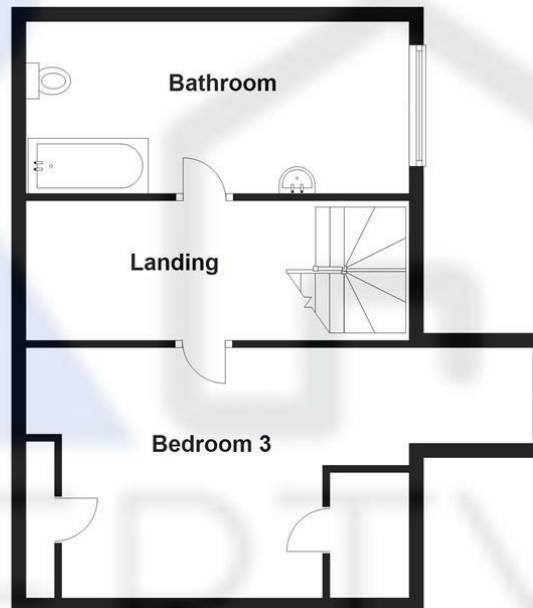
Ground Floor

Approx. 93.6 sq. metres (1007.2 sq. feet)

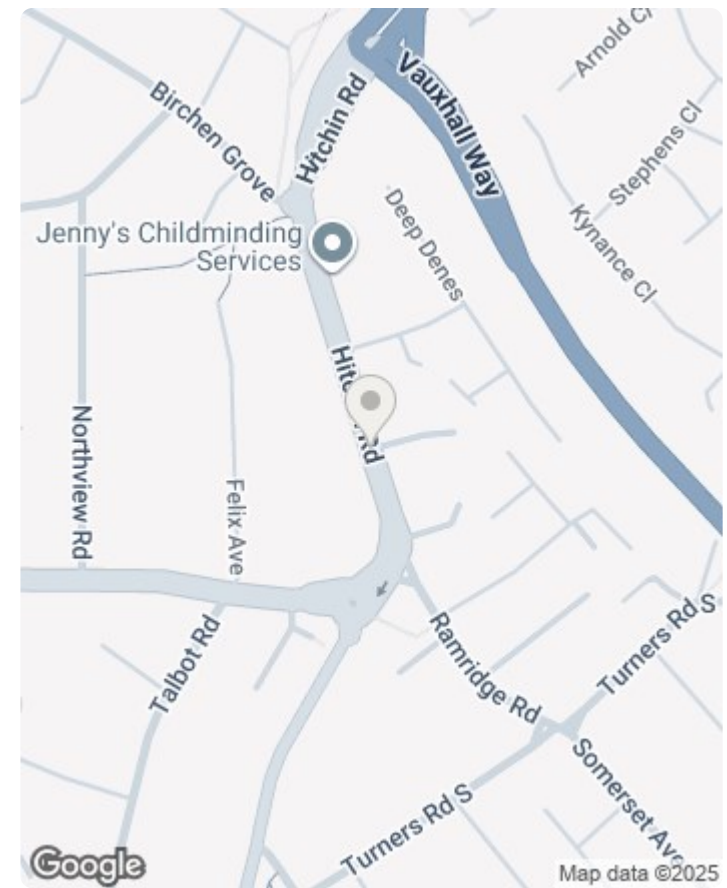


First Floor

Approx. 45.5 sq. metres (489.2 sq. feet)



Total area: approx. 139.0 sq. metres (1496.5 sq. feet)



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		EU Directive 2002/91/EC

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