



**6 Hillary Crescent, Luton, LU1 5JH**  
**£375,000**



## 6 Hillary Crescent, Luton, LU1 5JH

Exclusive to PR Property — This three bedroom semi-detached home on Hillary Crescent is a fantastic opportunity for buyers looking for space, practicality, and convenience, all with no upper chain to worry about. From the generous off road parking for up to four cars and a large garage, through to the conservatory and great sized rear garden, this property really does tick all the boxes. Throw in gas central heating, double glazed windows throughout, and superb access to Luton town centre, the M1 motorway, and Luton Airport, and it's easy to see why homes like this are so popular.

### GROUND FLOOR

**BLOCK PAVED DRIVE TO FRONT  
PROVIDING OFF ROAD PARK**

### ENTRANCE HALL

**LOUNGE 12'0" X 13'1" (3.66M X  
3.98M)**

**DINING ROOM 11'11" X 9'8"  
(3.63M X 2.95M)**

**KITCHEN 8'10" X 8'9" (2.69M X  
2.67M)**

**CONSERVATORY 10.2 \* 12  
(3.05M.0.61M \* 3.66M)**

### FIRST FLOOR

### LANDING

**BEDROOM 1 11'6" X 12'10"  
(3.51M X 3.92M)**

**BEDROOM 2 11'11" X 9'8"  
(3.63M X 2.95M)**

**BEDROOM 3 8'10" X 8'3"  
(2.69M X 2.51M)**

**BATHROOM 6'6" X 5'10" (1.97M  
X 1.79M)**

### OUTSIDE

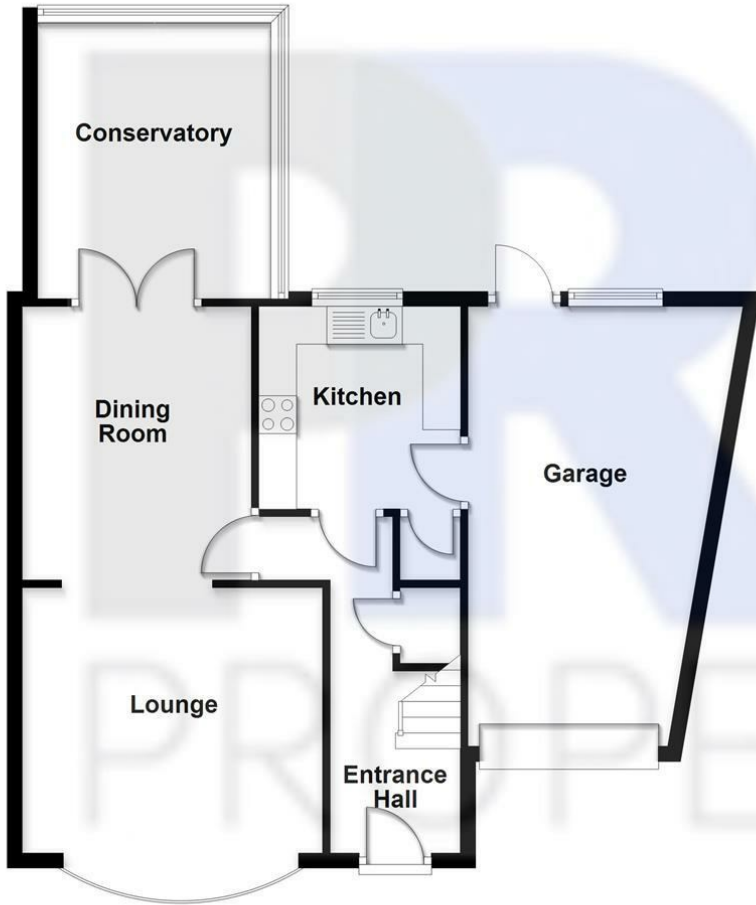
**GARAGE 17 \* (5.18M \* )**

**REAR GARDEN & PATIO**



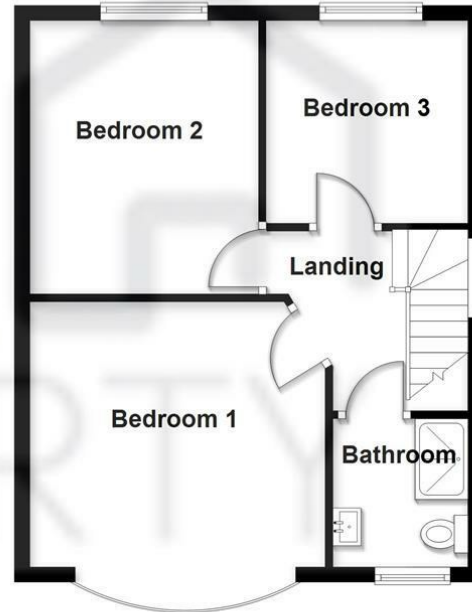
### Ground Floor

Approx. 73.2 sq. metres (788.2 sq. feet)



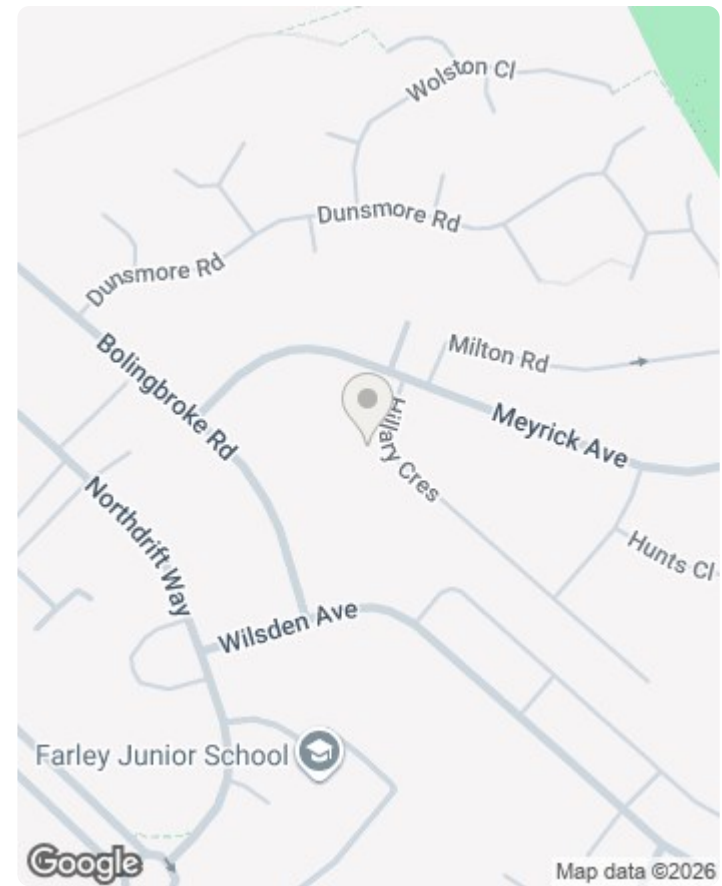
### First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 114.9 sq. metres (1236.9 sq. feet)

**6 Hillary Crescent**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">81</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

