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# Rockley Road, Luton

## Per Calendar Month £3,400 Per Calendar Month



An impressive and exceptionally spacious eight-bedroom semi-detached residence, beautifully finished throughout and offering extensive and highly versatile accommodation arranged over three floors.

Thoughtfully designed to accommodate large families or multi-generational living, the property is cleverly arranged to provide two distinct living sections, each benefitting from its own staircase, kitchen and living areas. This unique layout provides excellent flexibility, allowing residents to enjoy both shared and independent living within one substantial home.

The ground floor showcases outstanding open-plan living, featuring two contemporary fully fitted kitchens, both finished with sleek tiled flooring, integrated appliances and modern spot lighting. The kitchens flow seamlessly into generous dining and living areas, creating an ideal environment for both everyday family life and entertaining. Large bi-fold doors open onto the private rear garden, allowing for an abundance of natural light and effortless indoor-outdoor living.

In addition, the ground floor benefits from two stylish shower rooms and a further versatile reception room, which can easily serve as an additional bedroom, home office, or family room depending on requirements.

The first floor, accessed via the main staircase, comprises three well-proportioned bedrooms alongside a modern family shower room. The second floor offers two further bedrooms and a contemporary bathroom complete with shower over bath.

The second staircase leads to an additional section of the property featuring two further bedrooms and a shared bathroom, while the upper level provides a large storage room, ideal for practical household use.

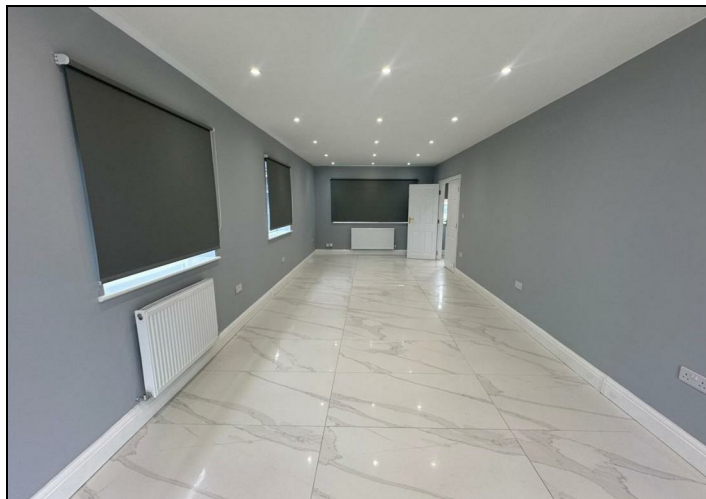
Externally, the property benefits from a private driveway providing off-street parking, along with a low-maintenance rear garden predominantly laid to lawn, offering an excellent outdoor space for relaxation and family activities.

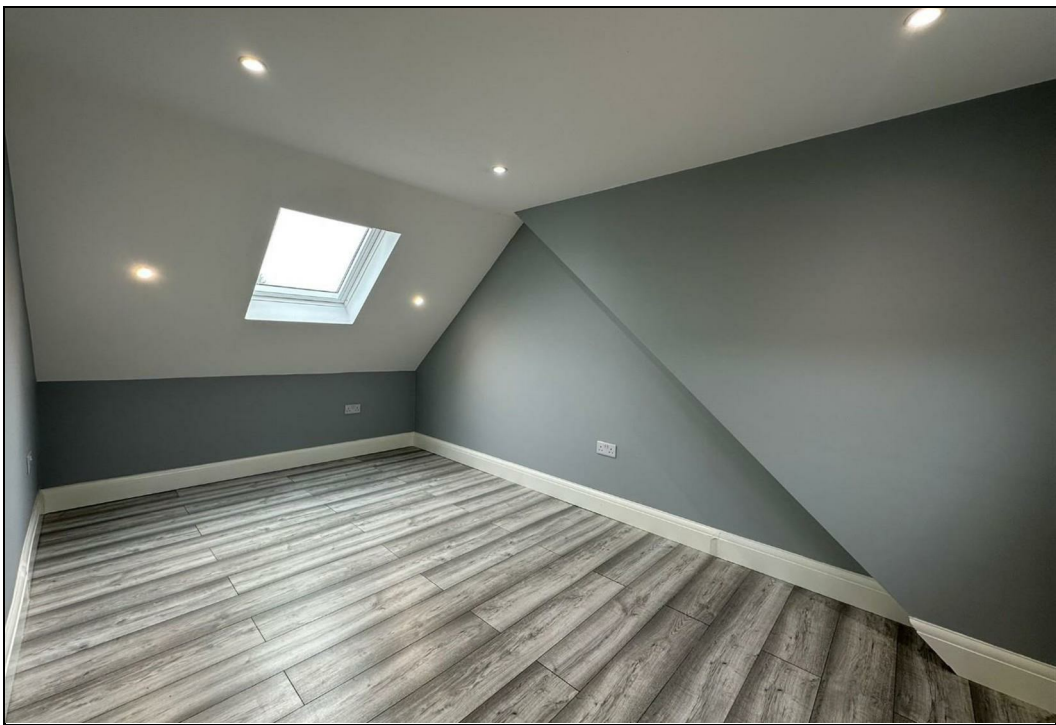
6 Station Parade, Kenton Lane, Stanmore, HA3 8SB | 0203 667 1333  
stanmore@hunters.com | www.hunters.com

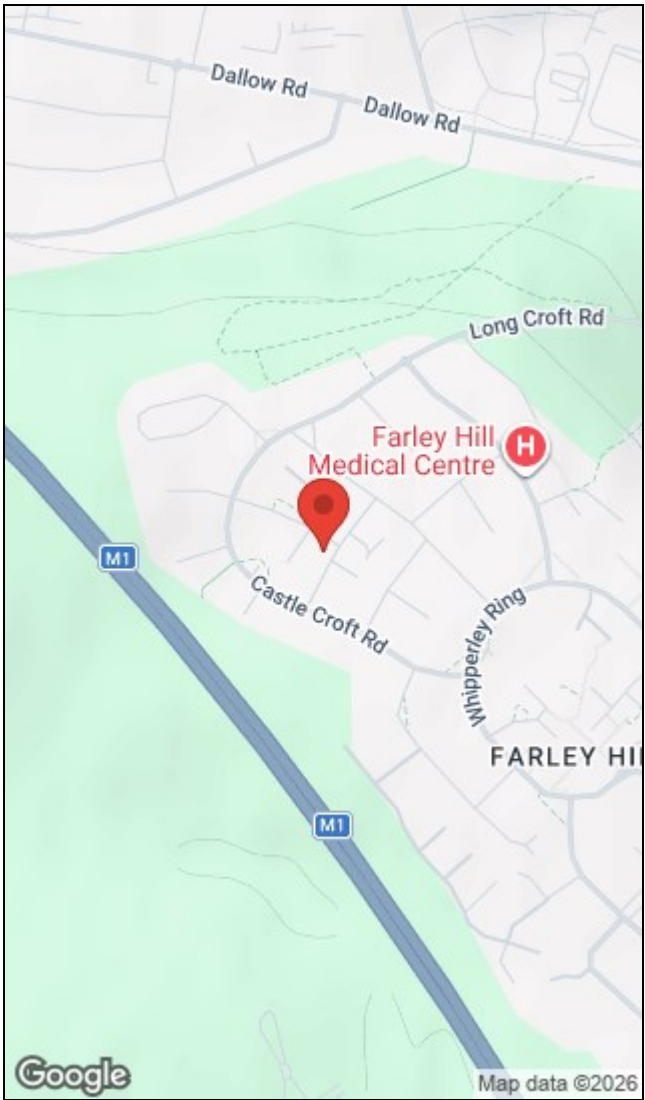


## KEY FEATURES

- Substantial 8 bedroom semi-detached home
  - Extensive accommodation across three floors
- Two kitchens and two separate living areas
  - Ideal for multi-generational living or large families
- Bi-fold doors leading to private rear garden
  - Multiple bathrooms and shower rooms
- Private driveway with off-street parking
  - Low-maintenance rear garden







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>68</b>	
		<b>83</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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 stanmore@hunters.com | www.hunters.com



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