



venture

RESIDENTIAL

Compton Avenue, Luton, Bedfordshire, LU4 9AX
Offers in Excess of £700,000 Freehold



This exceptional six-bedroom detached residence, located on the prestigious Compton Avenue in Luton, is presented to the market in immaculate condition and with the distinct advantage of being chain-free.



Compton Avenue

Luton, LU4 9AX



- Prime Compton Avenue setting – among the most sought-after locations in Luton
- Offered chain-free for a smooth and straightforward purchase
- Walking distance to Leagrave Railway Station – London King's Cross in - 30 minutes
- six spacious bedrooms across three floors, including multiple en-suites and private facilities
- Ground-floor bedroom with shower room for convenience and flexible living
- Three reception rooms providing versatile family and entertaining space
- Wide rear garden with scope to create a one-bedroom self-contained annexe
- Substantial off-road parking for several vehicles
- Immaculate presentation throughout, ready for immediate occupation



This exceptional six-bedroom detached residence, located on the prestigious Compton Avenue in Luton, is presented to the market in immaculate condition and with the distinct advantage of being chain-free. The property represents an ideal opportunity for families looking to upsize or those requiring versatile accommodation for extended households.

Positioned only a short distance from Leagrave Railway Station, the location ensures unrivalled commuting convenience, with direct services to London King's Cross achievable in approximately thirty minutes. This rare combination of generous space, modern presentation, and excellent connectivity makes the home a standout choice.

The property immediately impresses with its generous frontage, offering off-road parking for several vehicles. Stepping inside, the home unfolds into expansive ground floor accommodation, carefully arranged to balance everyday practicality with welcoming family spaces. Three reception areas provide flexibility for a variety of uses, from formal living and dining rooms to family lounges or work-from-home offices. The kitchen is both spacious and well-designed, providing the heart of the home and ample space for family meals and entertaining. The addition of a ground-floor bedroom with its own shower room further enhances the layout, creating an ideal option for guests or for accommodating elderly relatives within the household.

Ascending to the first floor, four double bedrooms provide comfortable and well-proportioned spaces. One enjoys the benefit of a private en-suite shower room, while another has been fitted with its own WC and sink, offering a degree of independence. A stylish and modern family bathroom completes the floor, ensuring excellent provision for family needs.

The top floor offers a substantial double bedroom with its own private shower room. This self-contained suite is perfectly suited as a master retreat, guest accommodation, or a private space for an older child seeking independence. Across all three floors, the home delivers generous proportions and practical arrangements designed to meet the demands of larger households with ease.

Externally, the property's appeal is further enhanced by a wide and spacious rear garden. The outdoor space provides both a peaceful setting and an excellent opportunity for family recreation or entertaining during warmer months. Crucially, the garden's layout offers genuine potential to create a self-contained one-bedroom annexe. This addition would be perfectly suited for an elderly parent or an independent family member, blending privacy with proximity.

Compton Avenue is regarded as one of Luton's most sought-after residential addresses, valued for its tranquillity, space, and close proximity to local amenities. The combination of prestige location, substantial size, and the chain-free nature of this sale makes the property a highly desirable proposition.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
	EU Directive 2002/91/EC	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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