



**venture**  
RESIDENTIAL

Gardenia Avenue, Luton, Bedfordshire, LU3 2NP

Offers in Excess of £350,000 Freehold



Venture Residential are delighted to present to the market this immaculately presented and thoughtfully extended three-bedroom family home, located in the ever-popular Leagrave area of Luton.





# Gardenia Avenue

Luton, LU3 2NP



- Three bedroom extended mid terrace property
- Lovely condition throughout
- Off road parking for two cars
- Fitted kitchen
- Ground floor shower and first floor bathroom
- Large rear garden with brick storage shed
- Walking distance to primary and secondary schools
- 0.9 mile from Leagrave railway station
- Viewings advised



Venture Residential are delighted to present to the market this immaculately presented and thoughtfully extended three-bedroom family home, located in the ever-popular Leagrave area of Luton. Finished to a superb standard throughout, this home offers a perfect blend of stylish contemporary design and practical living space.

Ideally situated, the property benefits from excellent transport links, being within close proximity to Leagrave train station and Junction 11 of the M1, making it a fantastic choice for commuters and families alike.

Upon entering the home, you are greeted by a welcoming entrance hall with stairs rising to the first floor. From here, you are led into the heart of the home—a beautifully extended kitchen finished to an exceptional standard. Fitted with a range of sleek gloss wall and base units, stainless steel sink with shower tap, integrated oven, gas hob with extractor fan, and Velux roof window that bathes the space in natural light, this kitchen is truly a standout feature. The wood-effect laminate flooring adds warmth and elegance, flowing seamlessly into the adjoining dining area, creating a spacious and sociable open-plan layout.

Continuing through, the decorated lounge provides a bright and comfortable space to relax, complete with stylish décor, a large double radiator, and a window that invites plenty of natural light. The ground floor also benefits from a modern shower room, tastefully finished with full tiling, a contemporary sink vanity unit, low-level WC, and frosted window to the rear for added privacy—ideal for busy households and guests.

Upstairs, the first floor hosts three generously proportioned bedrooms, all presented in excellent decorative order and fitted with high-quality laminate flooring. Each room has been finished with great attention to detail, including premium internal doors and modern light fittings, enhancing the sense of comfort and refinement throughout.

The upstairs accommodation is served by a stylish three-piece bathroom suite, comprising a low-level WC, pedestal wash basin, and panelled bath with glass shower screen and overhead shower attachment—all designed with functionality and elegance in mind.

Externally, the property continues to impress. To the front, there is off-road parking and a smart, low-maintenance frontage. The rear garden offers a good-sized private outdoor space complete with a patio area—perfect for entertaining or relaxing during the warmer months.


In addition to its modern finishes, this property also benefits from a tiled roof and double-glazed windows, providing both comfort and peace of mind for the next owner.

This is an exceptional opportunity to purchase a move-in ready family home in a well-connected location with excellent nearby amenities including schools, shops, and transport links.

Contact Venture Residential today to arrange your viewing and discover all this wonderful home has to offer. Early interest is highly recommended.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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