



venture

RESIDENTIAL

Rondini Avenue, Luton, Bedfordshire, LU3 1RR
Offers in Excess of £475,000 Freehold



Located in the highly sought-after Saints area of Luton, this spacious five-bedroom detached property on Rondini Avenue is ideal for a growing family.



Rondini Avenue

Luton, LU3 1RR



- Heavily extended five bedroom detached
- Downstairs WC and two additional bathrooms
- Popular saints area
- Off road parking
- Spacious lounge
- Office / Study



Located in the highly sought-after Saints area of Luton, this spacious five-bedroom detached property on Rondini Avenue is ideal for a growing family. Thoughtfully extended to the rear and enhanced with a loft conversion, this home boasts a generous layout across three floors, offering plenty of room for everyone.

The welcoming ground floor begins with a bright and spacious lounge that serves as the heart of the home. This comfortable living area flows seamlessly into the modern, extended kitchen, which offers ample workspace, storage, and integrated appliances, ideal for family meals and entertaining. The kitchen's open design connects to a small dining room/office, providing flexible space for family gatherings or working from home. A convenient downstairs cloakroom completes the ground floor, adding functionality to this well-planned space.

Moving up to the first floor, you'll find three generous bedrooms, each designed to offer a peaceful retreat for family members. Natural light fills each room, creating a warm, inviting atmosphere. This floor also includes a family bathroom, thoughtfully designed and equipped with modern fixtures. Whether it's bedtime routines or moments of relaxation, this floor meets every need.

The loft conversion opens up the second floor to two additional bedrooms, making it ideal for larger families or guests. These top-floor bedrooms are paired with a modern shower room, offering extra convenience and privacy. This layout makes this home flexible for various family dynamics, whether accommodating teenagers, extended family members, or a home office.

The outdoor area of this property is designed with family enjoyment in mind. A well-maintained rear garden offers plenty of space for children to play, summer BBQs, or simply relaxing outdoors. The garden is complemented by off-road parking for two cars at the front, making life convenient and stress-free in this popular residential area.

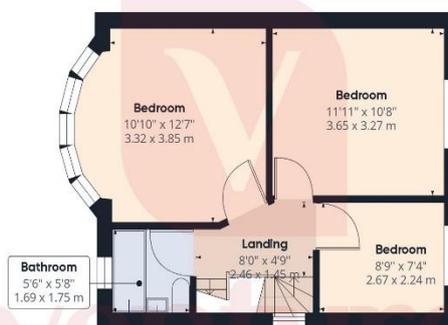
This family home is ideally situated in the vibrant Saints area of Luton, known for its welcoming community and excellent amenities. Families will appreciate the easy access to local shops, takeaways, and mosques, making day-to-day life convenient and connected. The area is well-served by transport links, providing easy commutes to local schools, shopping centers, and leisure spots.

With its spacious rooms, flexible living spaces, and modern conveniences, this home is perfectly tailored for a family looking to settle in an established neighborhood. The extended kitchen and multiple bedrooms ensure there's room for everyone to enjoy their own space, while the garden and local amenities make family life enjoyable and stress-free.

This charming and versatile property is a fantastic opportunity in one of Luton's most desirable areas. Viewings are highly recommended to fully appreciate the size, layout, and comfort this home provides. If you're searching for a family-friendly home that combines space, style, and an unbeatable location, this five-bedroom property on Rondini Avenue is an ideal choice!



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1339.13 ft²

124.41 m²

Reduced headroom

570.38 ft²

4.92 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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