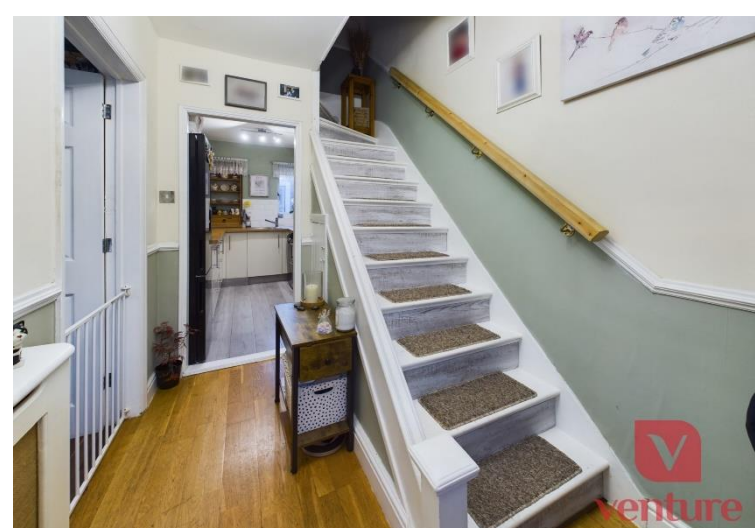




Browning Road, Luton, Bedfordshire, LU4 0LF  
Price Offers in Excess £325,000 Freehold



Situated in the heart of Luton's popular Poets Area, this delightful three-bedroom mid-terrace home on Browning Road offers a superb blend of comfort, practicality, and convenience for modern family living.





# Browning Road

Luton, LU4 0LF



- Three bedroom mid terrace
- Lovely cared for by current owners for over 25 years
- Driveway to front for two cars
- Conservatory to rear currently used as dining space
- Immaculate condition throughout
- Large rear garden with outbuilding
- Located within a walking distance to L&D hospital
- Chalk hill academy catchment
- Great access to J11 of the M1 Motorway





The property is ideally located for families and professionals alike, boasting excellent amenities nearby, including the Luton and Dunstable Hospital, the reputable Chalk Hill Academy, and Leagrave Railway Station with its fast connections to central London.

Upon arrival, you are welcomed by a practical and generous driveway, providing off-street parking for two vehicles, a valuable asset in this desirable residential area. Stepping through the front door, you're greeted by a thoughtfully arranged ground floor, ideal for both family life and entertaining guests. The kitchen is well-appointed with ample storage and counter space, designed to cater for busy mealtimes and weekend baking sessions alike. Its layout ensures a functional cooking environment with room for a range of appliances, allowing flexibility and ease for daily tasks.

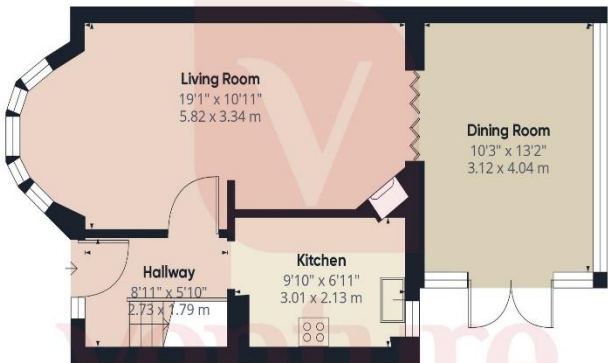
Moving through to the living room, the space offers a warm and inviting atmosphere, perfect for unwinding after a long day or hosting family movie nights. Large windows provide plenty of natural light, enhancing the cosy feel of the room and making it a bright, airy space all year round. This flows seamlessly into the conservatory, which is currently set up as a dining area. The conservatory not only adds valuable living space but also offers a view of the beautifully maintained rear garden, ideal for entertaining friends or enjoying peaceful family dinners. With large windows and plenty of natural light, it creates a pleasant setting, blending the indoors with the outdoors.

The rear garden is a true highlight of this property. Well-maintained and thoughtfully landscaped, it offers a variety of areas to relax and unwind. The garden includes an outbuilding that has been converted into a functional games room, offering endless possibilities, whether it be as a dedicated space for children, a home office, or even a gym. This versatile outbuilding expands the use of the outdoor space, making it a fantastic feature of the property.

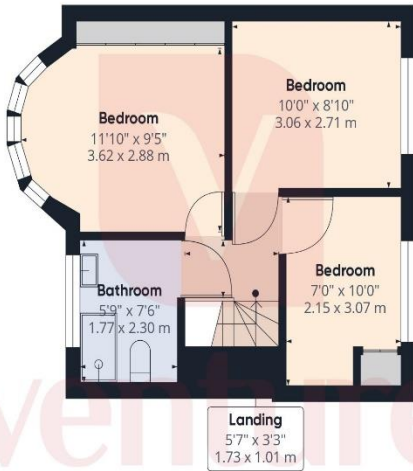
On the first floor, the home continues to impress with three generously sized bedrooms, each offering comfort and flexibility. These rooms are ideal for a growing family, with space to accommodate double beds and additional furnishings. The modern shower room on this level is fitted to a high standard, featuring sleek fixtures and a contemporary design, offering convenience and a touch of luxury for busy mornings.

This mid-terrace property's location is second to none, with local schools, hospitals, and convenient transport links all within easy reach. Families will appreciate the catchment for Chalk Hill Academy, known for its excellent educational standards. Additionally, the nearby Leagrave Railway Station provides direct access to London, making this property particularly attractive to commuters.

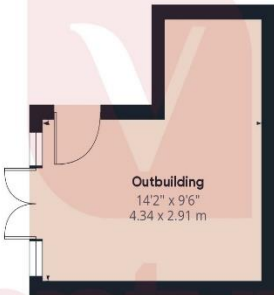
With its combination of space, modern comforts, and an unbeatable location in the heart of Luton's Poets Area, this three-bedroom mid-terrace home on Browning Road is perfect for those looking to settle into a welcoming community with outstanding amenities right on the doorstep. Whether you're a family, a young professional, or an investor, this property offers a balanced mix of style, function, and location, ready to welcome its new owners.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
997.27 ft<sup>2</sup>  
92.65 m<sup>2</sup>

(1) Excluding balconies and terraces

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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	



## 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.



9 Compton Avenue,  
Luton,  
Bedfordshire,  
LU4 9AX

T: 01582 249155  
E: [info@venture-residential.co.uk](mailto:info@venture-residential.co.uk)

