



Grange Avenue, Luton, Bedfordshire, LU4 9AS

Price £350,000 Freehold



Venture Residential are proud to present to the market this spacious three-bedroom detached home, ideally located on the ever-popular Grange Avenue in LU4.



Grange Avenue

Luton, LU4 9AS



- Three bedroom detached
- Two spacious reception rooms
- Large rear garden
- Off road parking and garage
- In need of minor updating
- Potential to extend (STPP)
- 0.2 from Leagrave Railway station



Venture Residential are proud to present to the market this spacious three-bedroom detached home, ideally located on the ever-popular Grange Avenue in LU4. Positioned just 0.2 miles from Leagrave Railway Station and moments from the vibrant Marsh Road, this property offers an excellent opportunity for buyers looking for a home with space, character, and scope to add value.

Requiring minor modernisation, this much-loved home offers generous living accommodation throughout and is perfect for those looking to personalise a property to their own taste.

The ground floor offers an impressive layout, starting with a welcoming entrance hallway that leads to two large reception rooms, ideal for family living and entertaining. Whether you're hosting guests or enjoying a quiet night in, the space is both flexible and inviting. A modern fitted kitchen sits at the heart of the home, offering plenty of storage and worktop space, while to the rear, a bright and airy sun room/conservatory provides an additional reception area overlooking the garden – perfect as a reading room, playroom, or home office.

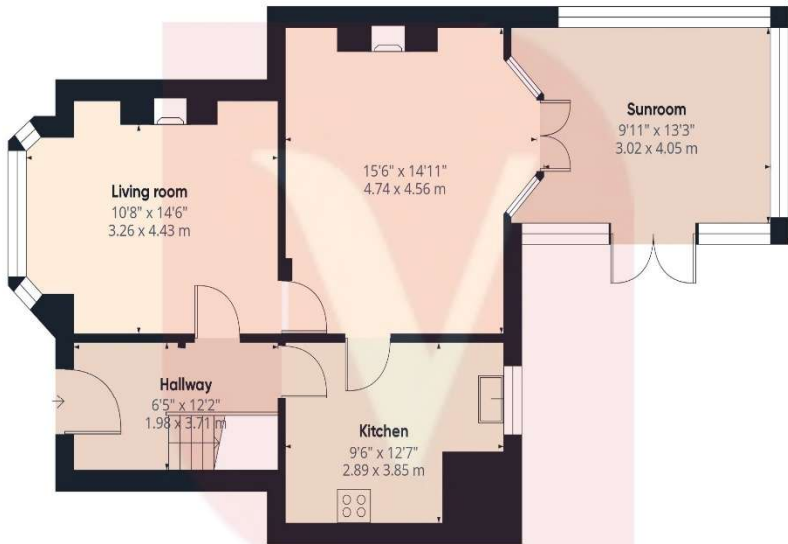
Upstairs, the property comprises three well-proportioned bedrooms, all of which offer a comfortable and airy feel. A family bathroom completes the first floor, with potential for updating to create a stylish and contemporary space.

Externally, the property features a large rear garden – a real highlight of this home. This outdoor space offers a blank canvas for keen gardeners or those looking to extend the property, subject to the necessary planning permissions. Whether you envision a garden studio, kitchen extension, or simply an outdoor entertaining area, the potential here is vast.

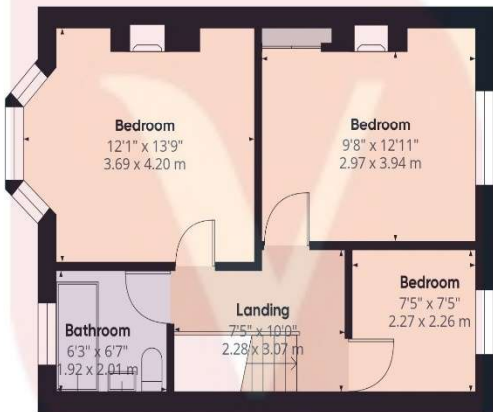
To the front, the home benefits from a private driveway and a garage, providing convenient off-road parking and additional storage.

Located in a sought-after area, Grange Avenue offers easy access to excellent transport links, highly regarded schools, and the many amenities of Marsh Road, including shops, cafés, and restaurants – all just a short stroll away.

With no onward chain, spacious accommodation, and endless potential, this property is ideal for families, commuters, or anyone looking to create their forever home in a prime Luton location.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1130.74 ft²
105.05 m²

(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) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
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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