



Dunstable Road, Luton, Bedfordshire, LU4 8BS

Price £760,000 Freehold



Venture Residential are delighted to present this exceptionally spacious and versatile semi-detached property, situated on the popular Dunstable Road in LU4, Luton.



Dunstable Road

Luton, LU4 8BS



- ★ SUBSTANTIALLY EXTENDED SEMI-DETACHED PROPERTY
- ★ 9 BEDROOMS
- ★ 5 BATHROOMS
- ★ ADDITIONAL SELF-CONTAINED OUTBUILDING
- ★ POTENTIAL 10TH BEDROOM / LIVING SPACE
- ★ EXCELLENT CONDITION THROUGHOUT
- ★ TWO PARKING SPACES TO THE FRONT
- ★ HIGHLY VERSATILE ACCOMMODATION
- ★ POTENTIAL HMO OPPORTUNITY — SUBJECT TO CONSENTS
- ★ POTENTIAL CARE / SUPPORTED ACCOMMODATION USE — SUBJECT TO CONSENTS
- ★ POTENTIAL SERVICED ACCOMMODATION — SUBJECT TO CONSENTS
- ★ POTENTIAL SOCIAL HOUSING USE — SUBJECT TO CONSENTS
- ★ MULTI-USE POTENTIAL
- ★ POPULAR DUNSTABLE ROAD LOCATION



VIRTUAL TOUR AVAILABLE

Venture Residential are delighted to present this exceptionally spacious and versatile semi-detached property, situated on the popular Dunstable Road in LU4, Luton.

Having been substantially extended by the current owner to maximise the available accommodation, this impressive property currently offers nine bedrooms and five bathrooms, together with an additional self-contained outbuilding creating a potential tenth bedroom/living space.

The property is presented in excellent condition throughout and offers an unusually versatile layout, making it suitable for a variety of potential uses, subject to the necessary planning permissions, licensing and local authority consents.

The extensive accommodation could potentially lend itself to uses such as HMO accommodation, supported or social housing, serviced accommodation, or a large care-related property, subject to the relevant permissions and regulations. The property's size and layout also provide scope for a multi-use investment opportunity.

Externally, the property benefits from two private parking spaces to the front, while the location offers excellent access to a wide range of amenities. Situated close to Bury Park, the property is surrounded by a variety of commercial businesses, shops and everyday facilities. There are also good public transport links and a selection of local schools nearby.

With its substantial accommodation, extensive bedroom count, multiple bathrooms, self-contained additional space and prominent LU4 location, this is a rare and highly versatile property that is likely to appeal to investors, owner-occupiers and buyers looking for significant residential or investment potential.

Venture Residential highly recommend an internal viewing to fully appreciate the size, condition and versatility of this unique property.

Any potential alternative use, including HMO, care, serviced accommodation or social housing, would be subject to the relevant planning permissions, licensing requirements and local authority consents. Buyers are advised to make their own enquiries before proceeding.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) 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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