

# venture RESIDENTIAL

Barrowby Close, Luton, Bedfordshire, LU2 9JL

Price £400,000 Freehold



Venture Residential are delighted to bring to the market this spacious four-bedroom semi-detached family home, situated on the peaceful Barrowby Close in the highly sought-after Crawley Green area of Luton.



# Barrowby Close

Luton, LU2 9JL



- Four-bedroom semi-detached family home in Crawley Green area
- No onward chain – move in stress-free
- Large garage with electrical supply – annex or office potential
- Long driveway for up to 4 cars with secure gated access
- Spacious garden with mature fruit trees – apple, plum, pear, olive, and palm
- Built-in air conditioning to master bedroom
- Well-maintained for over 50 years
- Close to schools, Luton Airport, M1, and local amenities
- Family bathroom on ground floor with potential to add a second upstairs



Venture Residential are delighted to bring to the market this spacious four-bedroom semi-detached family home, situated on the peaceful Barrowby Close in the highly sought-after Crawley Green area of Luton. Offering generous accommodation, a large garden, and fantastic potential, this property has been lovingly maintained by the same family for over 50 years and is now available with no onward chain.

Set on a quiet residential road, the property immediately impresses with its long driveway accommodating up to four cars and a large garage with electrical supply, which could be converted into a home office, workshop, or even a self-contained annex (subject to planning). Secure gated access provides added peace of mind.

Inside, the home is warm and welcoming, offering a versatile layout perfect for growing families. The ground floor features a spacious main reception room, a fitted kitchen with dining area, and the family bathroom, conveniently located on this level. With the size and layout of the property, there is excellent scope to create an additional bathroom upstairs if desired. A newly fitted boiler ensures efficient heating and peace of mind for years to come.

Upstairs, the property offers four well-proportioned bedrooms, including a generous master bedroom with built-in air conditioning for year-round comfort.

Externally, the property truly shines. The generous rear garden has been carefully nurtured and offers a delightful outdoor space, perfect for both relaxation and entertaining. A particular highlight is the variety of mature fruit trees – including plum, pear, and both cooking and eating apple – along with olive and palm trees, giving the garden both charm and character. For those who enjoy homegrown produce or simply spending time outdoors, this is a real treat.

Barrowby Close is ideally positioned in the desirable Crawley Green area, popular with families thanks to its excellent range of local schools, parks, and amenities. Commuters will appreciate the close proximity to Luton Airport, M1 junction 10, and Luton Parkway station, providing direct links into London.

This home represents a rare opportunity to purchase a well-maintained property with excellent potential, in one of LU2's most desirable neighbourhoods. With its generous plot, fantastic garden, and scope for further improvement, it is sure to appeal to families and buyers looking for a long-term home.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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.



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