

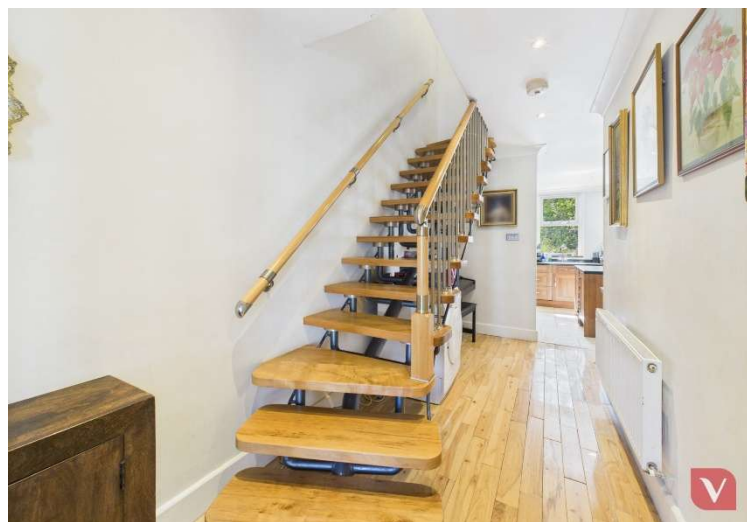


Richmond Hill, Luton, Bedfordshire, LU2 7JG

Price £365,000 Freehold



We are delighted to offer to the market this spacious and well-presented mid-terraced property located on the ever-popular Richmond Hill in Luton, Bedfordshire.



Richmond Hill

Luton, LU2 7JG



- 3 Bedrooms
- Mid-Terraced
- Large Rear Garden
- Annex Building
- Two Car Driveway
- Stunning Throughout
- Close to amenities



We are delighted to offer to the market this spacious and well-presented, mid-terraced property located on the ever-popular Richmond Hill in Luton, Bedfordshire. Priced at £365,000, this attractive three-bedroom home benefits from a generously sized rear garden and the added bonus of a fully self-contained annex, making it a superb choice for growing families, multi-generational households, or buyers seeking additional rental income potential.

Set on a quiet residential street, the property features a traditional brick frontage with a small front garden and on-street parking available directly outside.

Upon entering the home, you are welcomed into a bright and inviting entrance hallway that leads into the main reception room. This well-proportioned space is ideal for both living and dining, with ample room for a large sofa suite and dining table. A wide front-facing window allows plenty of natural light to filter through, creating a warm and comfortable atmosphere.

To the rear of the ground floor is a generously sized kitchen, well-appointed with a range of fitted wall and base units, good worktop space, and room for essential appliances. The layout allows for easy movement and functionality, whether you're preparing meals or entertaining guests. From the kitchen, there is direct access to the private rear garden, perfect for summer dining or family gatherings.

Upstairs, the property boasts three bedrooms, all tastefully decorated and offering comfortable accommodation. The principal bedroom is a spacious double situated at the front of the house, with a pleasant outlook and built-in storage. The second bedroom, also a double, overlooks the rear garden, and the third is a single room currently used as a study, but also suitable for a child's bedroom or nursery.

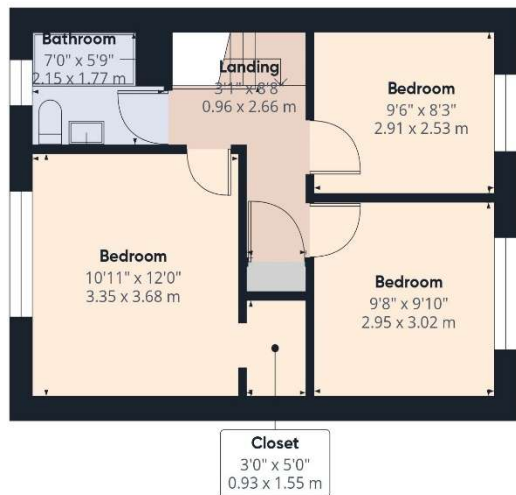
The family bathroom is located on the first floor and comprises a modern three-piece suite including a panelled bath with overhead shower, low-level WC, and wash basin. Finished in neutral tones, the bathroom is both stylish and practical.

The rear garden is of a generous size, mainly laid to lawn with a patio area perfect for seating or barbecues. Mature shrubs and fencing provide privacy, and there is a useful storage shed alongside the annex.

The home benefits from gas central heating and double glazing throughout and has been well maintained by the current owners, offering a move-in ready opportunity in a well-regarded area of Luton.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
877 ft²
81.5 m²

Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(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.



9 Compton Avenue,
Luton,
Bedfordshire,
LU4 9AX

T: 01582 249155
E: info@venture-residential.co.uk

