



Gardenia Avenue, Luton, Bedfordshire, LU3 2NP

Price £280,000 Freehold



Situated on the popular Gardenia Avenue, just off Marsh Road, this well-positioned three-bedroom terraced property offers spacious and versatile accommodation, making it an ideal family home.



Gardenia Avenue

Luton, LU3 2NP



- Three-bedroom terraced property
- Separate lounge and dining areas
- Kitchen with access to downstairs bathroom
- Large rear garden
- Three well-proportioned bedrooms
- St Joe's Primary School on the doorstep
- Walking distance to Leagrave Train Station
- Excellent rail links into London
- Popular residential location off Marsh Road



Situated on the popular Gardenia Avenue, just off Marsh Road, this well-positioned three-bedroom terraced property offers spacious and versatile accommodation, making it an ideal family home.

The ground floor comprises a separate lounge and dining area, providing excellent space for both relaxing and entertaining. To the rear is a kitchen, with access leading through to a convenient downstairs bathroom.

The property benefits from a large rear garden, offering plenty of outdoor space for families, entertaining or simply enjoying the warmer months.

Upstairs, there are three bedrooms, providing comfortable accommodation for a growing family, guests or those requiring a home office.

Location is a particular highlight, with St Joe's Primary School right on the doorstep, making this an excellent choice for families with young children. Legrave Train Station is also within walking distance, offering convenient rail connections into London and beyond.

With its generous garden, three bedrooms, separate living and dining spaces, and excellent local amenities and transport links, this is a property that should be viewed to fully appreciate what it has to offer.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
814 ft²
75.8 m²

(1) Excluding balconies and terraces

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.



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