



Compton Avenue, Luton, Bedfordshire, LU4 9AX  
Offers in Excess of £375,000 Freehold



Situated on the popular Compton Avenue in Luton, this well-presented three-bedroom detached family home is ideally located within walking distance of Leagrave Train Station, offering excellent transport links into London and surrounding areas.



# Compton Avenue

Luton, LU4 9AX



- Three-bedroom detached family home
- Walking distance to Leagrave Train Station
- Entrance hall
- Spacious lounge
- Kitchen/diner with built-in appliances
- Downstairs shower room
- First floor family bathroom
- Private rear garden
- Off-road parking for two vehicles



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The property offers well-balanced accommodation throughout and briefly comprises an entrance hall, spacious lounge, and a modern kitchen/diner fitted with a range of built-in appliances, providing an excellent space for both everyday living and entertaining. The ground floor also benefits from a convenient shower room.

To the first floor, there are three well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor relaxation, along with off-road parking for two vehicles.

The home is also conveniently located close to local shops, schools, and other amenities, making it an ideal purchase for families and commuters alike.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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