



Runfold Avenue, Luton, Bedfordshire, LU3 2EH

Offers in Excess of £375,000 Freehold



Venture Residential are delighted to offer for sale this beautifully maintained and thoughtfully upgraded three-bedroom mid-terrace home, situated on the highly sought-after Runfold Avenue in LU3.



Runfold Avenue

Luton, LU3 2EH



- THREE BEDROOM TERRACED
- EXTENDED TO REAR
- OUTBUILDING WITH SHOWER AND KITCHEN
- IMMACULATE CONDITION THROUGHOUT
- KITCHEN WITH FITTED APPLIANCES
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- TWO RECEPTION ROOMS
- OFFERED WITH COMPLETE CHAIN
- PARKING TO FRONT
- ICKNIELD SCHOOL CATCHMENT



Venture Residential are delighted to offer for sale this beautifully maintained and thoughtfully upgraded three-bedroom mid-terrace home, situated on the highly sought-after Runfold Avenue in LU3. Loved and cared for by the current owners for the past 10 years, this property has been transformed to create a spacious, modern, and versatile family home.

One of the standout features of this property is the large rear extension, providing exceptional additional living space, as well as a practical outbuilding complete with its own kitchen and shower room—perfect for guests, home working, or multi-generational living.

The ground floor welcomes you with an entrance porch, offering extra convenience and storage. From here, you step into a bright front living room, ideal for relaxing and family time. The heart of the home is the modern kitchen, fitted with contemporary appliances and featuring a stylish island, making it perfect for cooking, entertaining, and everyday use. To the rear, the extended reception room provides a fantastic open space for dining or relaxing, with direct access to the garden.

The rear garden is beautifully arranged with a patio area and a covered section, offering a sheltered spot to unwind during the summer months. It's an ideal outdoor space for hosting, gardening, or enjoying peaceful evenings.

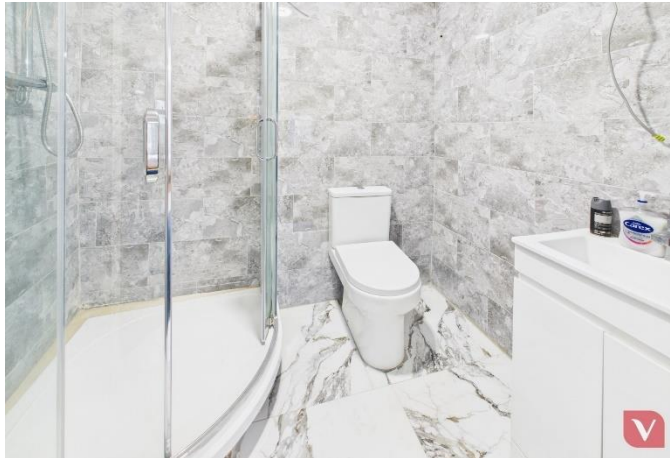
Moving upstairs, the property offers three well-proportioned bedrooms along with a clean and well-maintained family bathroom. For buyers seeking further potential, there is the option to explore a loft conversion (STPP), allowing you to add even more space in the future.

This home is located within the Icknield school catchment, with a wide selection of primary schools nearby, making it ideal for families. The area also benefits from excellent public transport links, local shops, parks, and easy access to major routes around the town.

The property is being offered with a complete chain, making the purchasing process smoother and more straightforward for any buyer.

This is a fantastic opportunity to secure a spacious, extended, and well-loved home in a prime LU3 location. Early viewing is highly recommended to appreciate all that this wonderful property has to offer.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.

