

venture RESIDENTIAL

Wordsworth Road, Luton, Bedfordshire, LU4 0LH
Offers in Excess of £325,000 Freehold



Venture Residential are delighted to present this immaculate three-bedroom home located on the ever-popular Wordsworth Road, LU4, in Luton's sought-after Poets Area.



Wordsworth Road

Luton, LU4 0LH



- Immaculate condition throughout
- Sought-after Poets Area location
- Two reception rooms
- Three generous bedrooms
- Potential for loft conversion (STPP)
- Walking distance to schools and amenities
- Close to L&D Hospital and M1 (J11)
- Off-road parking with potential for two cars
- Viewings strongly recommended



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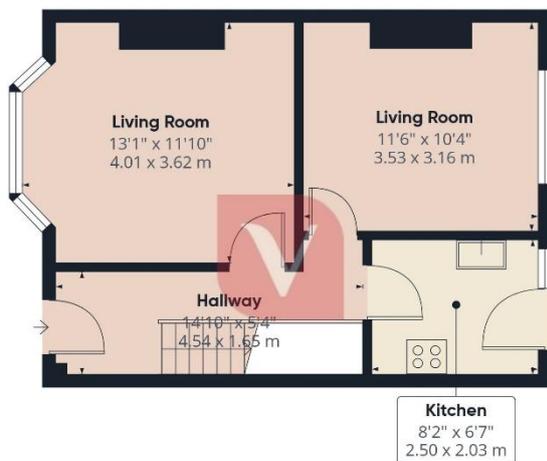
Ideally positioned close to the L&D Hospital and just moments from Junction 11 of the M1 motorway, this property offers excellent convenience for commuters and families alike.

Internally, the home is presented in superb condition throughout. The ground floor welcomes you with an inviting entrance hall, leading to a bright and spacious front living room. To the rear, a second reception room overlooks the garden, providing the perfect space for dining or relaxing, with the kitchen conveniently positioned with direct access out to the garden.

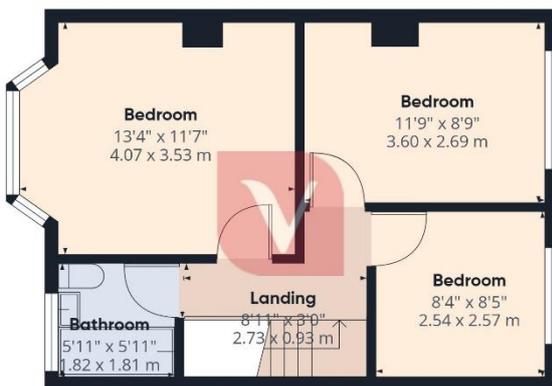
Upstairs, the property boasts three generously sized bedrooms along with a well-appointed family bathroom, making it ideal for growing families.

Externally, the home benefits from off-road parking for one vehicle, with potential to extend this to accommodate two cars. There is also excellent scope for a loft conversion (subject to the relevant planning permissions), offering further potential to increase living space.

Located within walking distance to well-regarded primary and secondary schools, as well as local amenities including a 24-hour Tesco and Lewsey Park, this home truly combines comfort, convenience, and future potential.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
799 ft²
74.4 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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

