

venture RESIDENTIAL

Orchard Way, Luton, Bedfordshire, LU4 9LT

Price £495,000 Freehold



Venture Residential are delighted to present this beautifully extended five-bedroom semi-detached family home located on the popular Orchard Way, LU4. Owned and lovingly maintained by the current owners for almost 30 years.



Orchard Way

Luton, LU4 9LT



- Beautifully Extended Five Bedroom Semi Detached Home
- Immaculate Condition Throughout
- Spacious Open Plan Kitchen / Living / Dining Area
- Large Front Living room
- Master Bedroom with Ensuite
- Integral Garage (Potential to Convert STPP)
- Private Rear Garden Not Overlooked
- Driveway For Three Cars + Electric Charging Point
- Complete Onward Chain
- Close To Leagrave Train Station



Venture Residential are delighted to present this beautifully extended five-bedroom semi-detached family home located on the popular Orchard Way, LU4. Owned and lovingly maintained by the current owners for almost 30 years, the property is offered to the market in immaculate condition and comes with a complete onward chain, making it an ideal opportunity for buyers looking to upsize into a spacious, ready-to-move-into home.

The ground floor offers generous and versatile living space. To the front of the property is a large and welcoming living room, perfect for relaxing with the family. The impressive rear extension has created a beautiful open-plan living space, featuring a modern kitchen with breakfast bar, ample room for a large dining table, and an additional family/chill-out area overlooking the garden – ideal for both everyday living and entertaining. The ground floor also benefits from a convenient downstairs cloakroom and an integral garage, which could offer potential for conversion into an additional room (subject to relevant permissions).

On the first floor, the home continues to impress with five well-proportioned bedrooms, making it perfect for larger or growing families. The master bedroom benefits from its own ensuite, while the remaining bedrooms are served by a modern four-piece family bathroom.

Externally, the property boasts a beautiful rear garden that is not overlooked, offering a great degree of privacy. To the front, there is a driveway providing off-road parking for up to three vehicles, as well as an electric vehicle charging point.

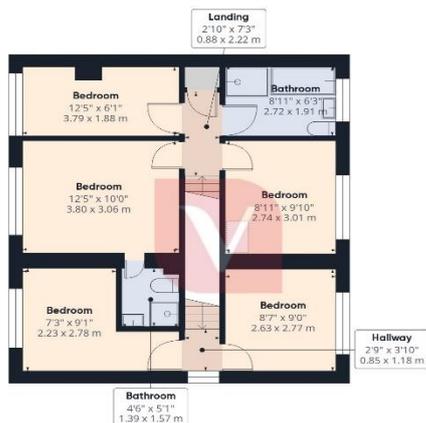
The location is extremely convenient, being close to Leagrave Railway Station, providing direct links into London, as well as a short drive to Junction 11 of the M1 motorway. The property is also well positioned for both primary and secondary schools, making it a fantastic choice for families.

Venture Residential's View:

This is a rare opportunity to purchase a substantially extended family home in excellent condition within a highly convenient location. With generous living space, five bedrooms and great transport links nearby, this property is perfect for those looking to upsize into their long-term family home. Early viewing is highly recommended.



Ground Floor



Floor 1



Approximate total area¹⁾

1535 ft²

142.6 m²

Reduced headroom

4 ft²

0.4 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





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**

