



Ludlow Avenue, Luton, LU1 3RW

Offers Over £750,000 Freehold



4 Bedroom Detached property position along one of the area's most sought-after private roads, this substantial detached home offers an exciting opportunity for buyers looking to create a fantastic family residence.



Ludlow Avenue

Luton, LU1 3RW



- Substantial four-bedroom detached family home
- Highly sought-after gated private road location
- Excellent potential to renovate and extend (STPP)
- Two versatile reception rooms plus large conservatory
- Spacious kitchen/breakfast room overlooking the garden
- En-suite shower room plus family bathroom
- Exceptional rear garden extending to approximately 180ft
- Integrated garage and generous driveway parking
- Side access to the rear garden on both sides of the property
- Offered for sale with no upper chain



With spacious accommodation already in place and excellent scope to modernise, improve and potentially extend, subject to the relevant planning permissions, the property has considerable long-term potential.

Upon entering, a generous hallway provides access to the ground floor accommodation, which features Two versatile reception rooms. The sitting room and dining room both retain attractive feature fireplaces, adding character to the living spaces. From the dining room, double doors lead through to a sizeable conservatory overlooking the rear garden, providing an additional area for relaxing or entertaining.

The kitchen/breakfast room is comfortably large enough to accommodate a dining table and chairs and benefits from direct access onto the garden. A convenient ground floor cloakroom completes the accommodation on this level.

Upstairs, the spacious landing leads to four good-sized bedrooms, offering plenty of flexibility for a growing family. One of the bedrooms has the added benefit of an en-suite shower room, while the remaining bedrooms are served by the main family bathroom.

A particular highlight of the property is the exceptional rear garden, which extends to approximately 180 feet. Mainly laid to lawn with a substantial patio area, it provides an impressive amount of outdoor space with plenty of opportunity for further landscaping, entertaining and family use.

At the front, the property benefits from an integrated garage together with a generous driveway providing off-road parking for several vehicles. An additional lawned frontage enhances the sense of space, while useful side access is available on both sides of the house, connecting the front and rear gardens.

The property is being offered for sale with no upper chain.

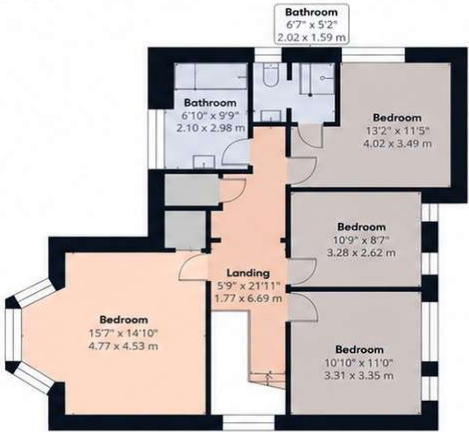
Ludlow Avenue is an attractive gated private road surrounded by the greenery of Kidney Wood and conveniently positioned within walking distance of Stockwood Park Golf Course. The setting combines a peaceful residential environment with excellent accessibility, including a selection of well-regarded local schools and convenient connections to both Luton Airport Parkway and Harpenden railway stations, providing direct services into London in under 30 minutes.



Ground Floor

Approximate total area⁽¹⁾
1633 ft²
151.5 m²

Reduced headroom
6 ft²
0.6 m²



Floor 1

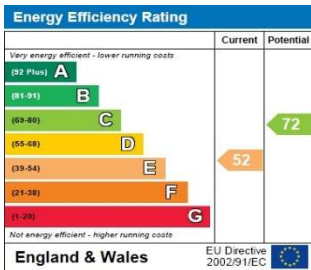
(1) Excluding balconies and terraces

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.



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