



Hitchin Road, Luton, Bedfordshire, LU2 7UL

Price £450,000 Freehold



Venture Residential are delighted to present this lovely three-bedroom semi-detached family home, which has been beautifully cared for by the current owners since 1998.



Hitchin Road

Luton, LU2 7UL



- Three-bedroom semi-detached family home
- Excellent condition throughout
- Potential to extend (STPP)
- Ample driveway parking
- Flexible lounge with potential to create two reception rooms
- Stunning family bathroom
- Large rear garden
- Gas central heating
- Walking distance to Stopsley High School
- Downstairs WC



Venture Residential are delighted to present this lovely three-bedroom semi-detached family home, which has been beautifully cared for by the current owners since 1998.

Situated in the ever-popular Stopsley Village, this well-presented property offers generous accommodation, excellent outdoor space and exciting potential for the future.

Upon entering, the property immediately feels welcoming and well maintained. The ground floor offers a versatile layout, including a well-appointed kitchen and a spacious lounge, which could easily be adapted to provide two separate reception areas if required. To the rear, a lovely sun room provides an additional space overlooking the garden and is ideal for relaxing or enjoying family time. For extra convenience there is a downstairs WC.

The property also benefits from double doors providing additional security and peace of mind, while gas central heating ensures a comfortable home throughout the year.

Upstairs, there are three generous bedrooms, offering plenty of space for a growing family, guests or a home office. The accommodation is complemented by a stunning family bathroom, finished to a lovely standard.

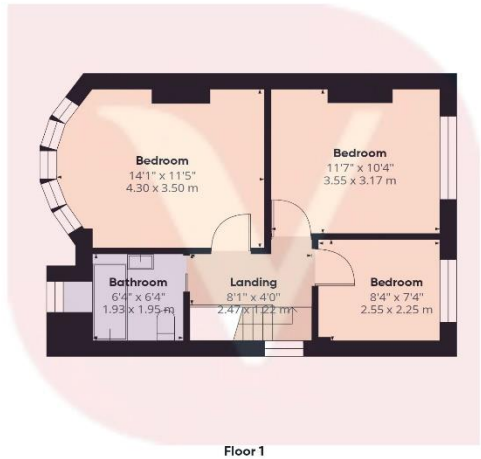
Externally, the property continues to impress with a large rear garden, providing an excellent private outdoor space for children, entertaining or simply enjoying the warmer months. To the side is a garage with a mechanics pit for car fanatics, while the driveway offers ample off-road parking. The side plot also provides exciting potential for a future extension, subject to the necessary planning permissions.

Location is another major benefit, with Stopsley High School within walking distance, alongside a fantastic selection of shops and local amenities within the popular Stopsley Village area.

Having been cherished by the same owners for almost three decades, this is a home that offers both immediate comfort and exciting potential for its next chapter. Venture Residential highly recommend an internal viewing to fully appreciate the quality, space and position this wonderful family home has to offer.



Approximate total area⁽¹⁾
1147 ft²
106.6 m²

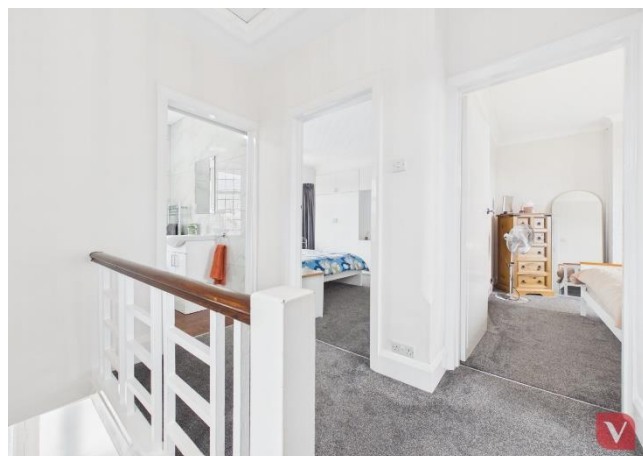


(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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