



venture
RESIDENTIAL

Waller Avenue, Luton, Bedfordshire, LU4 9RR

Price £400,000 Freehold



Venture Residential are delighted to introduce this substantial and heavily extended family home, offered to the market chain free and ideally suited to buyers looking to upsize.



Waller Avenue

Luton, LU4 9RR



- CHAIN FREE
- Heavily extended family home
- Five bedrooms
- Three bathrooms
- Two reception rooms
- Approx. 1,356 sq. ft / 126.1 sq. m
- Ideal for upsizing
- Excellent flexible family accommodation
- Convenient access to Junction 11 of the M1
- Popular LU4 location



Venture Residential are delighted to introduce this substantial and heavily extended family home, offered to the market chain free and ideally suited to buyers looking to upsize. Providing approximately 1,356 sq. ft (126.1 sq. m) of accommodation arranged over three floors, the property offers an impressive amount of flexible living space and excellent potential for a growing family.

The accommodation has been extensively extended to create a layout that offers considerably more space than many properties in the area. The ground floor provides an entrance hallway leading to two separate reception rooms, offering excellent flexibility for a lounge, dining room, family room or home office. To the rear is a separate kitchen, together with a conveniently positioned ground-floor shower room.

The first floor provides three bedrooms, accompanied by a further family bathroom and landing area. The second floor adds two further bedrooms and a third bathroom, creating a particularly versatile arrangement for larger families. The additional bedrooms could also provide ideal space for teenagers, guests, home working or hobbies.

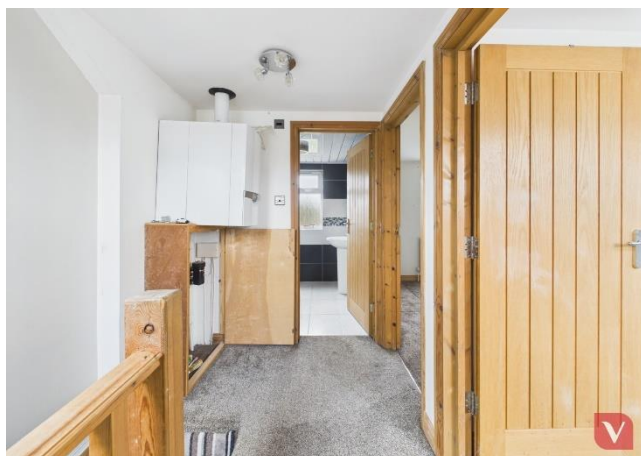
With approximately 1,356 sq. ft (126.1 sq. m) of accommodation, the property provides a generous amount of living and bedroom space across three floors. The layout offers the flexibility that modern families increasingly require, while the extensive footprint gives buyers plenty of scope to make the accommodation their own.

Externally, the property benefits from its established residential position on Waller Avenue, with the surrounding area providing convenient access to local amenities, schools and transport links. For commuters, the property is particularly well positioned for access towards Junction 11 of the M1, providing convenient connections to the wider motorway network.

The combination of five bedrooms, three bathrooms, two reception rooms and a heavily extended layout makes this an excellent proposition for buyers who have outgrown their current home and require additional accommodation. Being offered chain free further adds to the appeal for purchasers looking for a more straightforward move.

Venture Residential would recommend an internal viewing to fully appreciate the size, layout and versatility of this substantial family home.





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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.

