



Graham Gardens, Luton, Bedfordshire, LU3 1NQ
Offers in Excess of £450,000 Freehold



Welcome to Graham Gardens, a delightful residential area in Luton. Presenting this immaculately maintained and generously extended 3-bedroom semi-detached house, boasting a perfect blend of space, comfort, and contemporary living.



Graham Gardens

Luton, LU3 1NQ



- Thoughtfully designed rear extension including a large kitchen breakfast room
- Expansive rear garden perfect for outdoor enjoyment and relaxation
- Modern family bathroom for convenience and style
- Additional garage to the rear offering valuable storage space
- Presented in immaculate condition throughout, ready for immediate move-in
- Prime location in Graham Gardens, Luton



Welcome to Graham Gardens, a delightful residential area in Luton. Presenting this immaculately maintained and generously extended 3-bedroom semi-detached house, boasting a perfect blend of space, comfort, and contemporary living.

Upon entering, you are greeted by a welcoming entrance hall leading you to explore the charm of this property. The ground floor features two spacious reception areas, offering versatile spaces ideal for relaxation and entertaining.

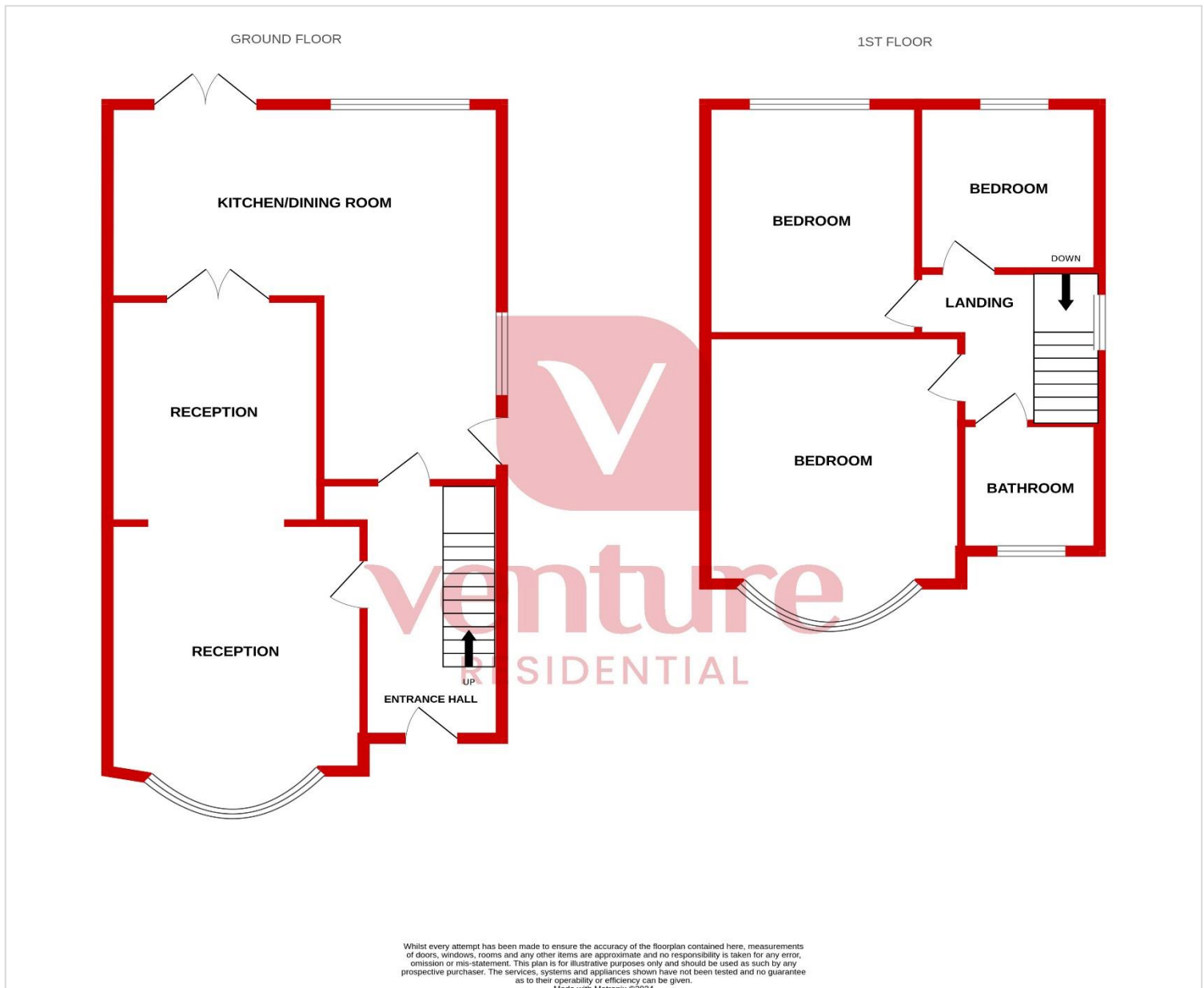
One of the highlights of this residence is its thoughtfully designed extension to the rear, seamlessly integrating a large kitchen breakfast room. This well-appointed space not only caters to culinary enthusiasts but also serves as a hub for family gatherings and casual dining. From here, step out into the expansive rear garden.

Ascending to the first floor, you will find three inviting bedrooms, each providing comfortable accommodation and ample natural light. Completing this level is a modern family bathroom, offering convenience and style for your daily routines.

Externally, the property offers parking facilities to the front, ensuring hassle-free arrivals. Meanwhile, the large, well-maintained rear garden offers privacy and tranquility, presenting an ideal setting for outdoor enjoyment. Additionally, a garage to the rear provides valuable storage space and further enhances the practicality of this home.

Exuding a sense of pride in ownership, this property is presented in immaculate condition throughout, ready for you to move in and make it your own. With its desirable features and prime location, viewing is highly recommended to fully appreciate all that this home has to offer.

Don't miss out on the opportunity to make Graham Gardens your new address. Contact us today to arrange a viewing and embark on the next chapter of your journey in this must-see property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 Plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (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.



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