

venture RESIDENTIAL

Argyll Avenue, Luton, Bedfordshire, LU3 1EJ
Offers in Excess of £400,000 Freehold



This beautifully presented semi-detached property is situated in the popular town of Luton, Bedfordshire. With an asking price of £400,000 and offered with no upper chain, this is an opportunity not to be missed.



Argyll Avenue

Luton, LU3 1EJ



- 3 Bedroom Semi Detached
- 2 Reception Rooms
- Cloakroom
- Conservatory
- Large Rear Garden
- Parking for 2 cars
- Extension Potential subject to planning
- No Upper Chain



Upon entering the property, you are greeted by a spacious hallway leading to the two reception rooms. The first reception room is located at the front of the property and boasts a large bay window, allowing plenty of natural light to flood the room. The second reception room is located towards the rear of the property and features double doors leading to a conservatory, providing an additional living space and access to the rear garden.

The kitchen is fitted and benefits from a range of appliances, with cupboards and worktop space.

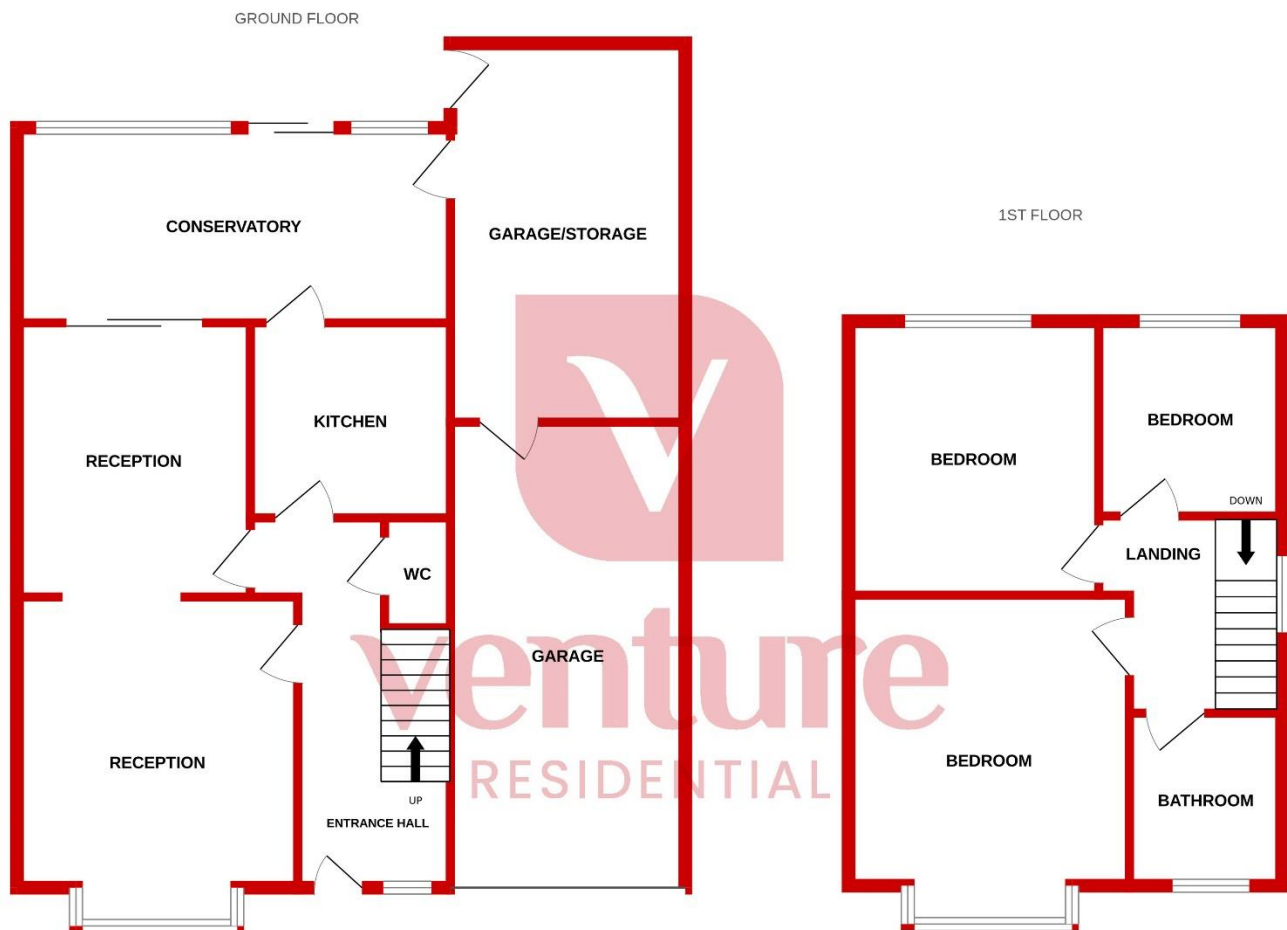
Upstairs, there are three generously sized bedrooms, 2 of which could easily accommodate double beds. The master bedroom features a large bay, while the remaining bedrooms offer a peaceful retreat for family or guests. The family bathroom comprises a four piece suite with an over bath shower.

The property boasts plenty of potential, with a side extension being a possibility, subject to planning permission. Outside, the rear garden is mainly laid to lawn with a patio area, perfect for alfresco dining. To the front of the property, there is a driveway providing off-road parking for two vehicles.

Luton, Bedfordshire has a range of activities to suit all ages and interests. Discover the rich history of the town by visiting Luton Hoo, a Grade II* listed country house, which dates back to the 18th century. History buffs can also explore Stockwood Discovery Centre, a museum home to a range of collections including Roman artefacts, traditional carriages, and rural crafts.

Nature lovers can head to Wardown Park, a picturesque park featuring a lake, boating facilities, and several Victorian structures. A variety of festivals and events take place throughout the year, such as the Luton International Carnival, which is one of the largest celebrations of its kind in the UK. Luton also boasts a diverse range of dining options, from independent eateries to chain restaurants, to suit all tastes and budgets.

In terms of transport, Luton benefits from excellent road and rail links. The M1 motorway is easily accessible from the town, providing links to London and the North. Luton railway station offers direct services to London St Pancras International, as well as other major cities across the UK.



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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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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