



**venture**  
RESIDENTIAL

Gardenia Avenue, Luton, Bedfordshire, LU3 2NP

Offers in Excess of £375,000 Freehold



This stunning detached house is situated in the highly sought after area of Luton in Bedfordshire. The property boasts three spacious bedrooms, one Shower room and two reception rooms, providing ample living space for families or couples alike.



# Gardenia Avenue

Luton, LU3 2NP



- 3 Bedroom detached House
- 2 Reception Rooms
- Cloakroom
- Detached Garage
- Parking for 2 cars
- Excellent School Catchment
- Walk distance to Leagrave Train Station
- No Upper Chain



Upon entering the property, you are greeted by a welcoming hallway which leads to the spacious living room. The living room is flooded with natural light and features a beautiful fireplace, creating a cosy and inviting atmosphere. The second reception room is perfect for use as a dining room or home office, providing flexibility to suit your needs. also benefits from a downstairs cloakroom.

Upstairs, the property boasts three spacious bedrooms, each offering plenty of natural light and ample storage space.

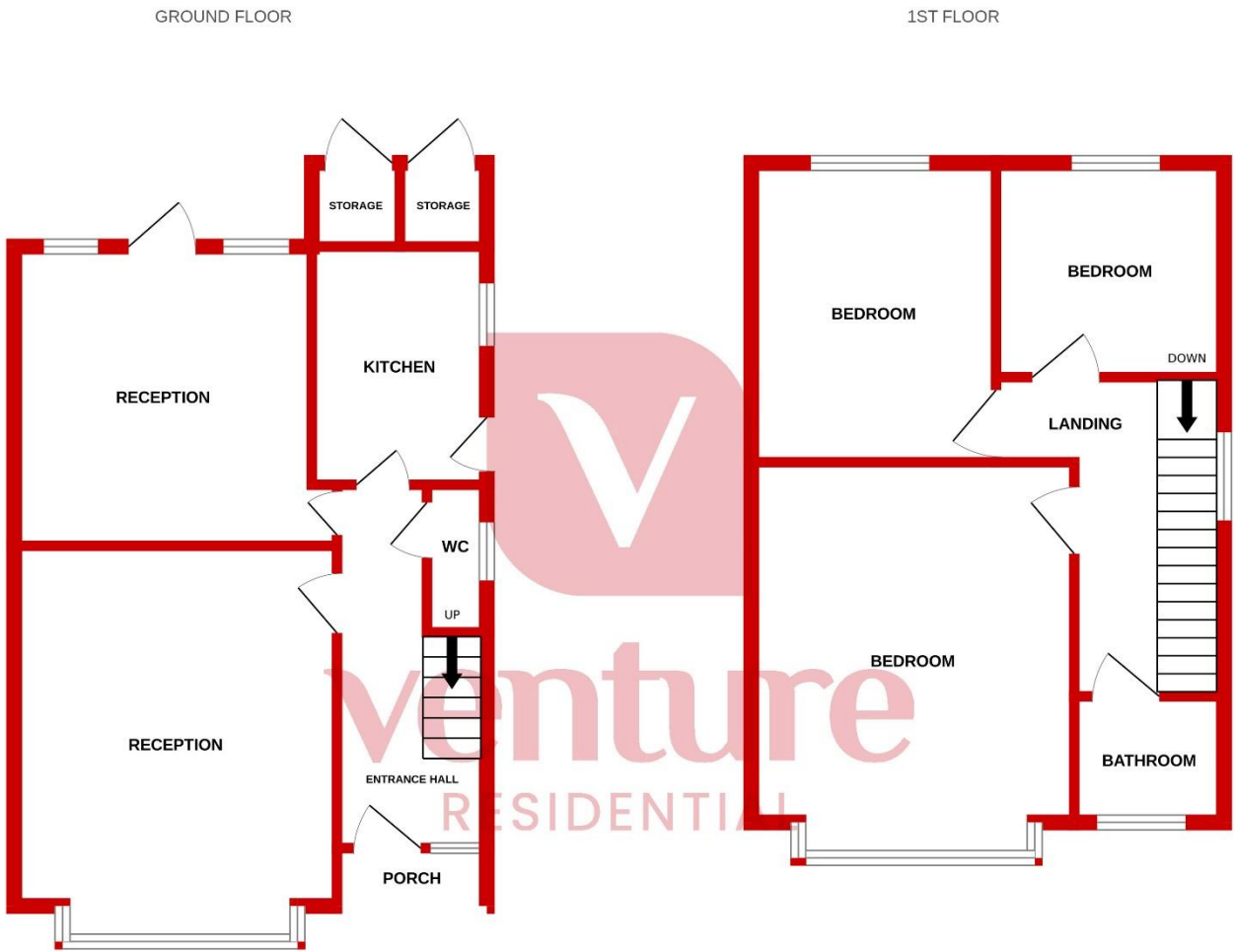
Outside, the property benefits from a large rear garden, providing the perfect space for outdoor entertaining or simply enjoying the sunshine. The garden is well-maintained and features a variety of mature plants and shrubs, creating a peaceful and tranquil environment. The property also benefits from parking for two cars and a detached garage, providing ample space for vehicles and storage.

Luton is a vibrant town located in the heart of Bedfordshire, offering a wide range of amenities and attractions. The town centre is home to a variety of shops, restaurants and cafes, providing plenty of options for dining and shopping. The town also boasts a number of parks and green spaces, including Wardown Park and Stockwood Park, providing the perfect place to enjoy a picnic or a leisurely stroll.

For those interested in history and culture, Luton offers a number of museums and galleries, including the Wardown House Museum and Art Gallery and the Stockwood Discovery Centre. The town is also home to a number of theatres and cinemas, providing plenty of options for entertainment.

Luton is well-connected, with excellent transport links to London and other major cities. The town is served by Luton Airport, providing easy access to a wide range of international destinations. The town also benefits from excellent road and rail links, with the M1 motorway and Luton train station both located nearby.

Overall, this stunning detached house offers the perfect combination of modern living and traditional charm, situated in the heart of the vibrant town of Luton. With its spacious living areas, beautiful garden and convenient location, this property is sure to impress.



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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