



Beechwood Road, Luton, Bedfordshire, LU4 8RP

Offers in Excess of £400,000 Freehold



Nestled in the heart of the highly sought-after Leagrave area, this extended 4-bedroom semi-detached home on Beechwood Road offers spacious and versatile living accommodations, making it an ideal family residence.

The property is chain-free and ready for its new owners to move in and make it their o



Beechwood Road

Luton, LU4 8RP



- Extended three/four bed semi detached home
- Three reception rooms
- Modern kitchen with gas hob
- Large rear garden offering space for further extensions (SSTP)
- Off road parking
- Situated within walking distance to local amenities
- Short drive from J11 of the M1 motorway



As you step into the property, you are greeted by a welcoming entrance hall that leads to two well-proportioned reception rooms, perfect for entertaining guests or relaxing with the family. Adjacent to the reception rooms is a separate dining room, providing a dedicated space for family meals and special occasions. The ground floor also features a modern kitchen, equipped with contemporary appliances and ample storage, ensuring a delightful cooking experience.

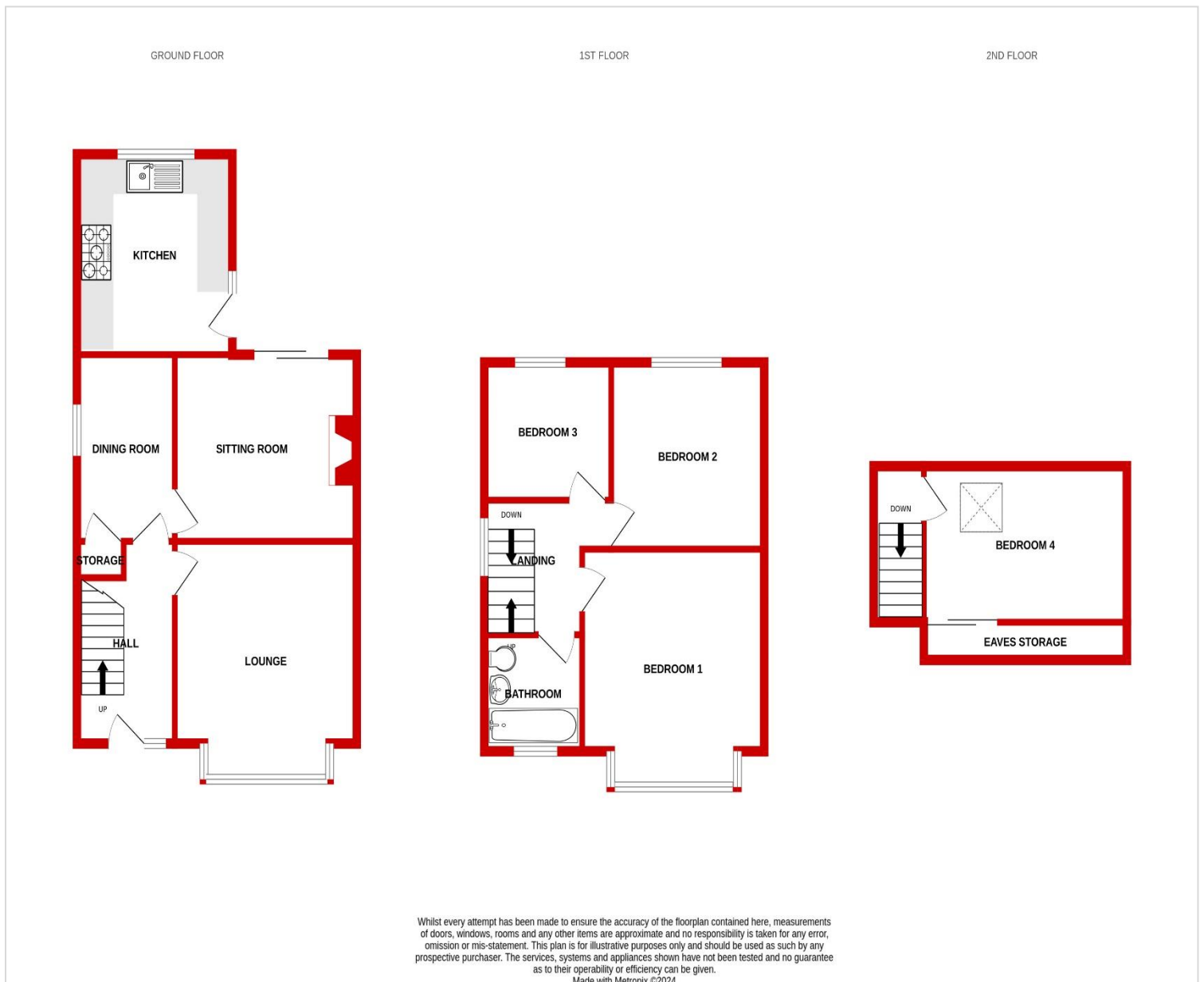
The first floor comprises three generously sized double bedrooms, each offering plenty of natural light and space. The family bathroom is also located on this floor, fitted with modern fixtures and designed for comfort and convenience.

The loft has been expertly converted into the fourth bedroom, offering a private and serene retreat. This additional space can be utilised as a guest room, or even a home office, catering to the diverse needs of a growing family.

Situated in a prime location, this property is in close proximity to reputable schools, local amenities, and places of worship including mosques. The convenience of Junction 11 of the M1 motorway being a short drive away ensures excellent connectivity for commuting and travel.


additional benefits of the property is that it is chain-free, allowing for a smooth and swift purchase process, ideal for families looking for a spacious home in a vibrant community and excellent transport links and local facilities.

This extended 4-bedroom semi-detached home on Beechwood Road, Luton, LU4, offers an exceptional living experience with its spacious layout, modern amenities, and prime location. It is perfect for families seeking a comfortable and well-connected home in the heart of Leagrave. Don't miss the opportunity to make this wonderful property your own.



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			85
(69-80) C			
(55-68) D		64	
(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.

9 Compton Avenue,
Luton,
Bedfordshire,
LU4 9AX

T: 01582 249155
E: info@venture-residential.co.uk

