



London Road, Luton, Bedfordshire, LU1 3UE

Price £425,000 Freehold



Discover the perfect blend of historical charm and modern potential in this delightful four-bedroom terraced house located on the prestigious London Road in Luton.



London Road

Luton, LU1 3UE



- Huge four bedroom terraced
- Three reception rooms
- Bathroom & shower room & ground floor WC
- HMO Potential (subject to licence)
- Walking distance to Luton town railway station
- Great access to J10 of the M1 motorway
- Viewings advised to appreciate the size of this home



Discover the perfect blend of historical charm and modern potential in this delightful four-bedroom terraced house located on the prestigious London Road in Luton.

Built in the early 1900s, this substantial property spans over 1400 square feet, offering ample space and versatility for a variety of lifestyle needs. Whether you are looking for a spacious family home or considering an investment with the potential to convert into a House in Multiple Occupation (HMO), subject to the correct licensing, this property is sure to captivate your interest.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor boasts three generously sized reception rooms, each offering unique possibilities for use. The first reception room, with its charming period features and large windows, makes an ideal formal living room or a quiet space to relax. The second reception room, equally spacious, could serve as a family dining area or a playroom for children, while the third reception room offers additional flexibility as a study, home office, or even a guest room.

The well-appointed kitchen, positioned at the rear of the property, provides ample storage and counter space, perfect for culinary enthusiasts. Adjacent to the kitchen is a convenient ground floor WC.

Ascending to the first floor, you will find four well-proportioned bedrooms, each with its own character and charm. The master bedroom, situated at the front of the property, benefits from abundant natural light and ample space for furnishings. The remaining three bedrooms are all good-sized, making them ideal for children, guests, or as additional office space.

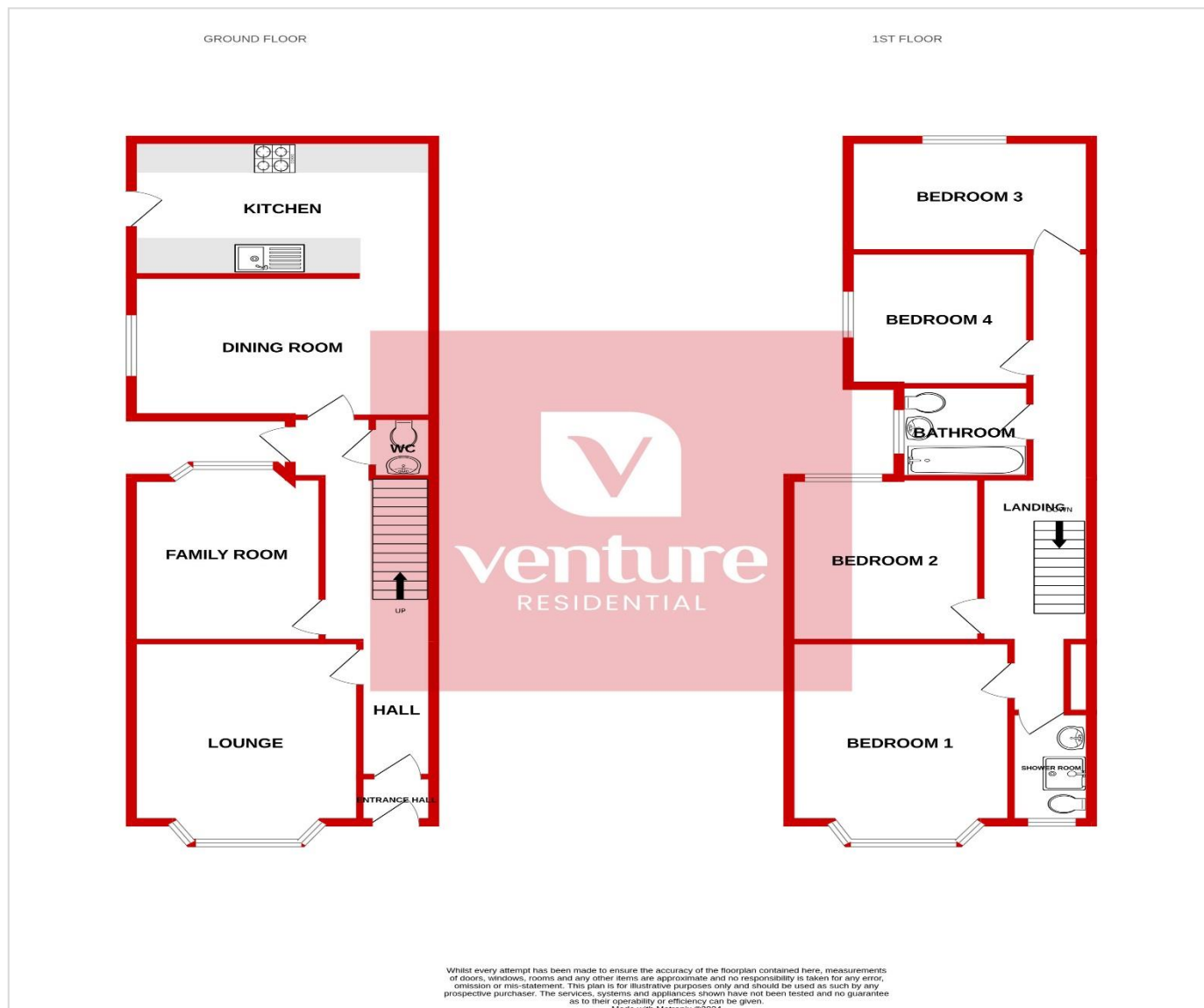
A family bathroom and a shower room, also located on the first floor, is equipped with essential amenities and provides a comfortable space for relaxation after a long day.

London Road is one of Luton's most sought-after addresses, known for its prestigious status and excellent connectivity. The property is conveniently located within walking distance to Luton Town Railway Station, providing regular services to London and beyond, making it an ideal choice for commuters.

Additionally, Junction 10 of the M1 motorway is easily accessible, offering straightforward routes for those travelling by car. This charming property offers exceptional potential for conversion into an HMO, subject to obtaining the necessary licences and permissions.

The spacious layout, combined with its prime location, makes it an attractive investment opportunity. Alternatively, it can serve as a wonderful family home, with plenty of room for growth and personalisation.

In summary, this four-bedroom terraced house on London Road, Luton, presents a unique opportunity to acquire a property brimming with character and potential. With its substantial size, versatile layout, and prestigious location, it is perfectly suited to a variety of uses, from a spacious family residence to a lucrative HMO investment. Don't miss your chance to own a piece of Luton's history with this exceptional 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 is given as to their operability or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(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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