



Browning Road, Luton, Bedfordshire, LU4 0LG

Price £325,000 Freehold



Nestled in a sought-after location on Browning Road, Luton, this delightful two-bedroom semi-detached bungalow presents an excellent opportunity for a wide range of buyers.



# Browning Road

Luton, LU4 oLG



- Two bedroom semi detached bungalow
- Sought after location
- Offered without the complications of an onward chain
- Off road parking for multiple cars
- Garage
- Huge potential to extend (SSTP)
- Great for someone downsizing
- Walking distance to the L&D hospital
- Short drive to junction J11 of the M1 motorway



Nestled in a sought-after location on Browning Road, Luton, this delightful two-bedroom semi-detached bungalow presents an excellent opportunity for a wide range of buyers. Whether you're a first-time buyer, looking to downsize, or seeking a property with future potential, this charming home ticks all the right boxes. Conveniently situated within walking distance of the Luton and Dunstable Hospital, this bungalow also boasts easy access to Junction 11 of the M1 motorway, making it ideal for commuters and those needing regular access to major transport links.

Upon entering the property, you are welcomed by a practical porch, providing a handy space to store outdoor clothing and footwear. Stepping into the main residence, the layout flows seamlessly, starting with a separate kitchen. The kitchen offers ample counter space and storage, allowing for convenient meal preparation and day-to-day living. While the kitchen is ready to use, it also holds potential for customisation, allowing the new owners to put their own stamp on the space.

The lounge, with its well-proportioned dimensions, serves as the heart of the home. It offers a comfortable and inviting atmosphere, perfect for relaxing or entertaining guests. Large windows fill the room with natural light, enhancing the sense of space and warmth.

This bungalow features two generously sized double bedrooms, each providing a peaceful retreat for rest and relaxation. Both rooms are bright and airy, with ample space for bedroom furniture. The layout of the bedrooms ensures versatility, accommodating different configurations to suit your needs.

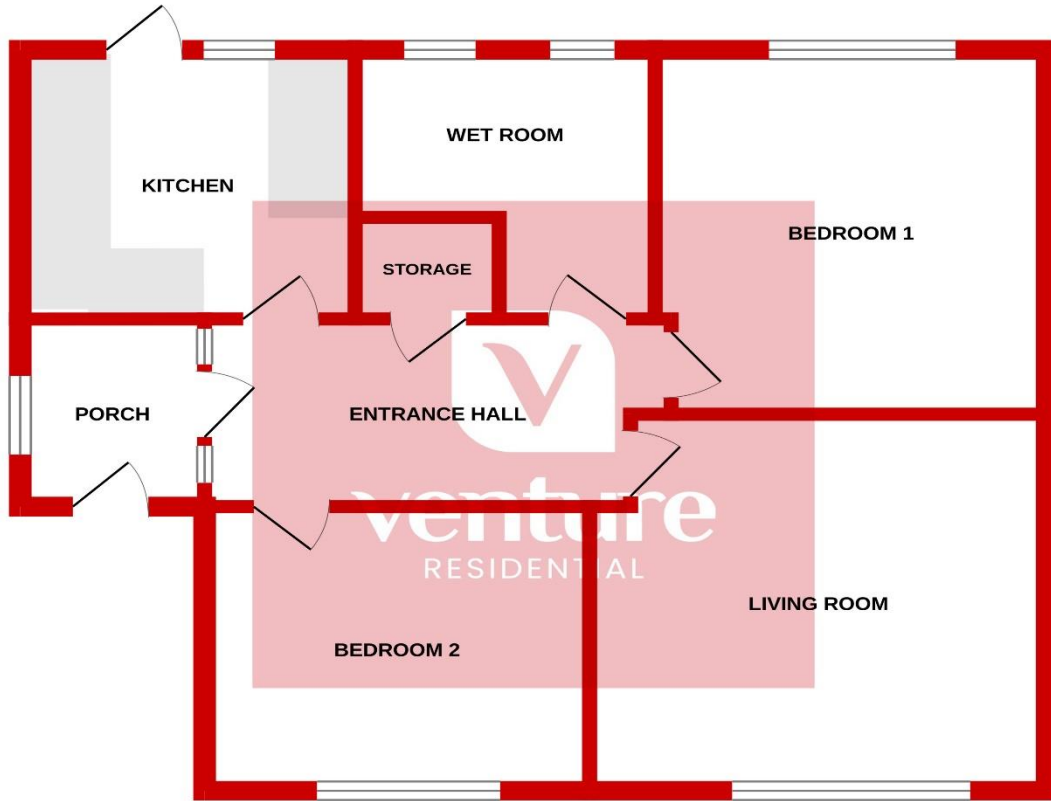
A practical wet room is a key feature of this property, offering ease of use with its accessible design. The wet room is both functional and modern, catering to a range of mobility needs.

Externally, the property excels with off-road parking for multiple vehicles, a particularly valuable asset in this area. Additionally, there is a garage providing further storage or parking options. The property also boasts potential for future extension, subject to the necessary planning permissions, allowing you to expand and adapt the home as your needs evolve.

The bungalow's location on Browning Road combines residential tranquillity with exceptional convenience. With the Luton and Dunstable Hospital just a short walk away, and easy access to the M1 motorway, this property is perfectly positioned for both work and leisure. Offered chain-free, this home represents a fantastic opportunity not to be missed.



## GROUND FLOOR



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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