

venture RESIDENTIAL

Tenzing Grove, Luton, Bedfordshire, LU1 5JJ

Price £350,000 Freehold



Presenting this beautiful three-bedroom semi-detached home on Tenzing Grove, a rare find in the highly desirable South Luton area.



Tenzing Grove

Luton, LU1 5JJ



- Spacious three bedroom semi-detached home
- Driveway and garage
- Potential to extend (SSTP)
- New Refitted bathroom and kitchen with integrated appliances
- Electric charging point
- Ready for a new family to enjoy
- Large rear garden
- No complications of on onward chain



Offered to the market chain-free, this immaculate property is ready for its next owner to move straight in and enjoy. From its modern interiors to its practical layout and extension potential, this home is a fantastic choice for families or first-time buyers alike.

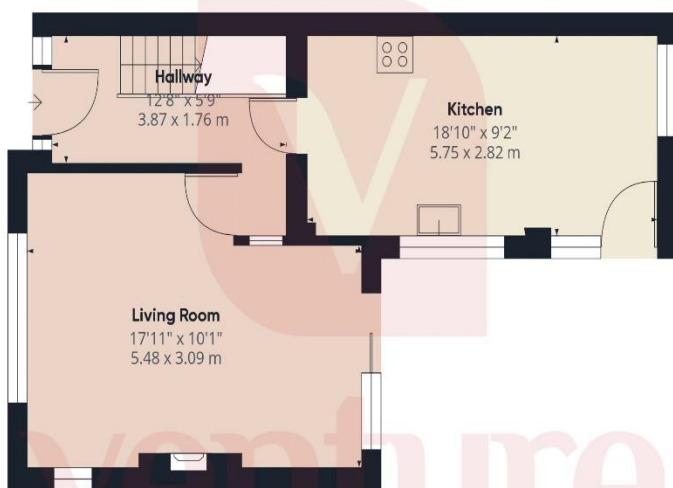
As you step inside, you're greeted by a spacious and inviting hallway leading to the heart of the home. The ground floor boasts a newly fitted, fully integrated kitchen with ample dining space, perfect for family meals or entertaining. Every detail has been carefully considered, from the sleek cabinetry and high-quality appliances to the generous counter space, making this kitchen as stylish as it is functional. Large windows flood the dining area with natural light, enhancing the open feel and creating a warm, welcoming space that's perfect for gathering with friends and family.

Beyond the kitchen lies a comfortable and airy living room that benefits from large windows, which bathe the room in natural light, creating an atmosphere of relaxation and ease. With its open layout, this room is perfect for both quiet nights in and more lively gatherings, offering flexibility to suit all your lifestyle needs.

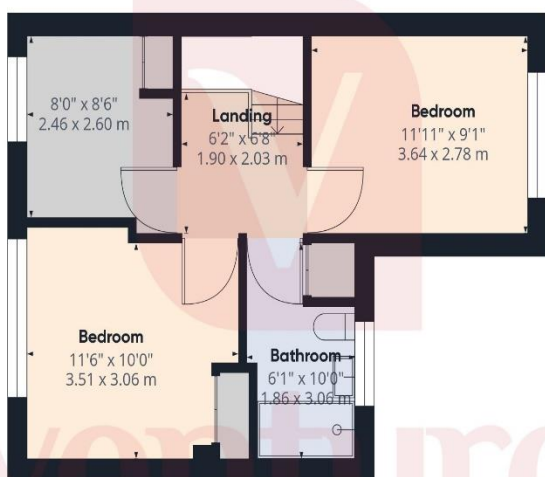
Heading upstairs, you'll find three generously sized bedrooms, each finished to an impeccable standard. The master bedroom offers ample space for a large bed and additional furnishings, while the two additional bedrooms provide flexibility, whether for family, guests, or even a home office. All bedrooms are tastefully decorated in neutral tones, ready for you to add your personal touches. The newly fitted shower room adds a luxurious feel to the home, boasting modern fixtures and finishes, designed to offer both style and convenience.

The property's outdoor spaces are equally impressive. Off-road parking to the side accommodates two cars, offering valuable convenience and ease. Beyond the parking area, a well-maintained side space not only offers extra outdoor room but also the exciting potential for future expansion, subject to planning permission. This potential for extension adds a valuable dimension to the property, providing future flexibility to create additional living space or even a home office suite.

To the rear of the property, you'll find a garage, ideal for secure storage. The outdoor area surrounding the property offers privacy and a quiet space to relax, with enough room to create a lovely garden or patio area. The property also offers an electric charger point for those with electrical vehicles for extra convenience.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

866.7 ft²
80.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| 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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