



Roman Road, Luton, Bedfordshire, LU4 9DN

Price £375,000 Freehold



Situated just 0.6 miles from Legrave Train Station, this charming three-bedroom bungalow offers a fantastic opportunity for both comfortable living and potential development (subject to planning permission).

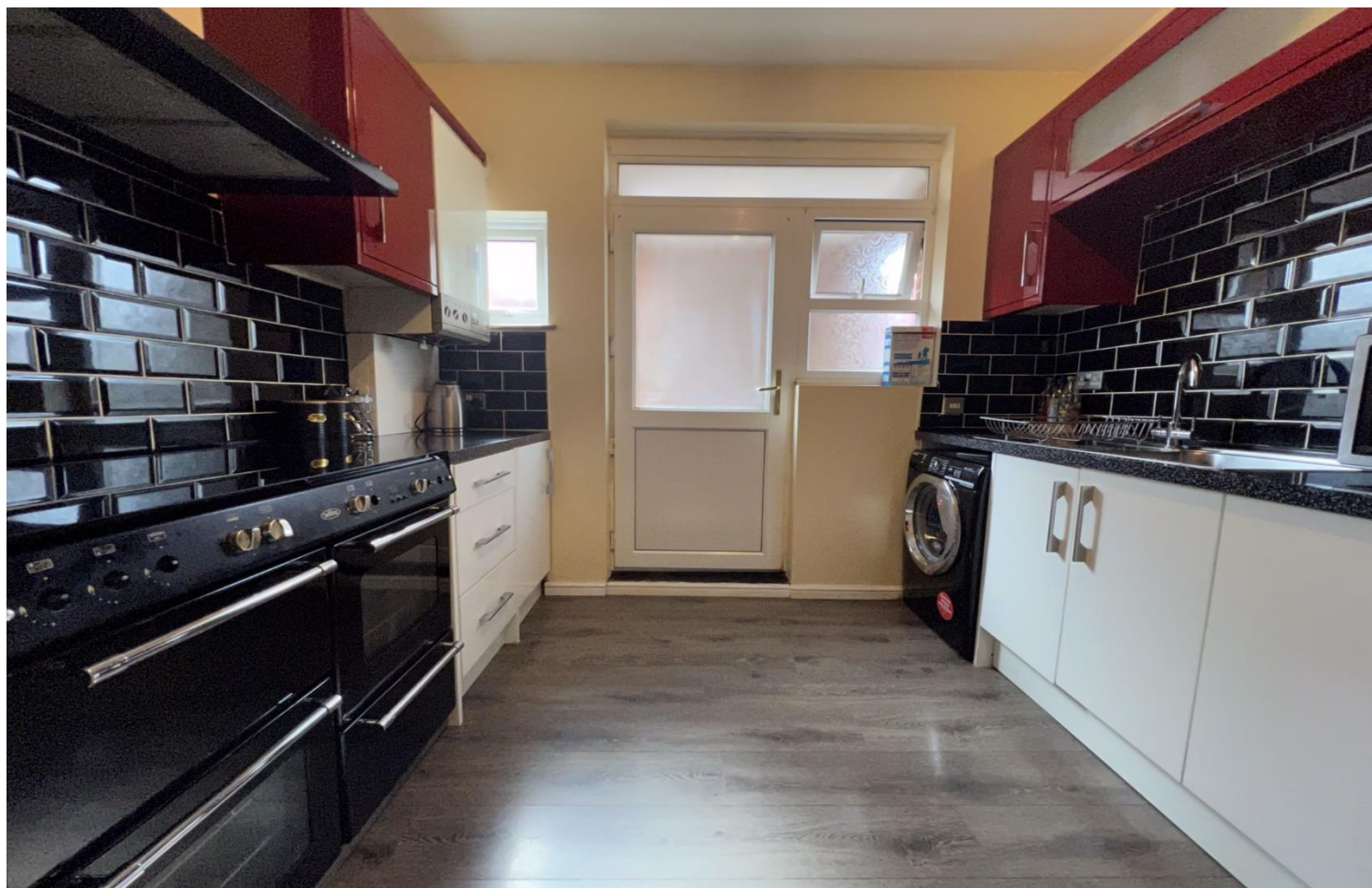


Roman Road

Luton, LU4 9DN



- Three double bedrooms
- Detached double garage
- Development potential
- Conservatory
- Great condition throughout
- Loft room



Situated just 0.6 miles from Leagrave Train Station, this charming three-bedroom bungalow offers a fantastic opportunity for both comfortable living and potential development (subject to planning permission). Nestled in the highly sought-after Roman Road area, this property combines convenience, space, and versatility, making it a must-see for discerning buyers.

The home welcomes you with an inviting entrance hall leading to a generously sized bay-fronted lounge, a perfect space for relaxing or entertaining guests. The property boasts three double bedrooms, with one also featuring a bay window, allowing for an abundance of natural light to enhance the airy feel. The kitchen is well-equipped with ample cupboard space and benefits from a handy side access point, adding to its practicality.

To the rear, a bright and versatile conservatory extends the living space, providing a delightful spot to enjoy views of the garden throughout the year. The loft room adds further flexibility to the accommodation, ideal for use as a home office, playroom, or additional storage.

The exterior of this property truly sets it apart. A vast rear garden offers a private oasis for outdoor activities, gardening, or simply unwinding in the fresh air. The garden also includes an additional portion of the neighbouring plot, further increasing its appeal. At the rear, a detached double garage provides ample storage or workshop potential, with scope for various uses to suit individual needs.

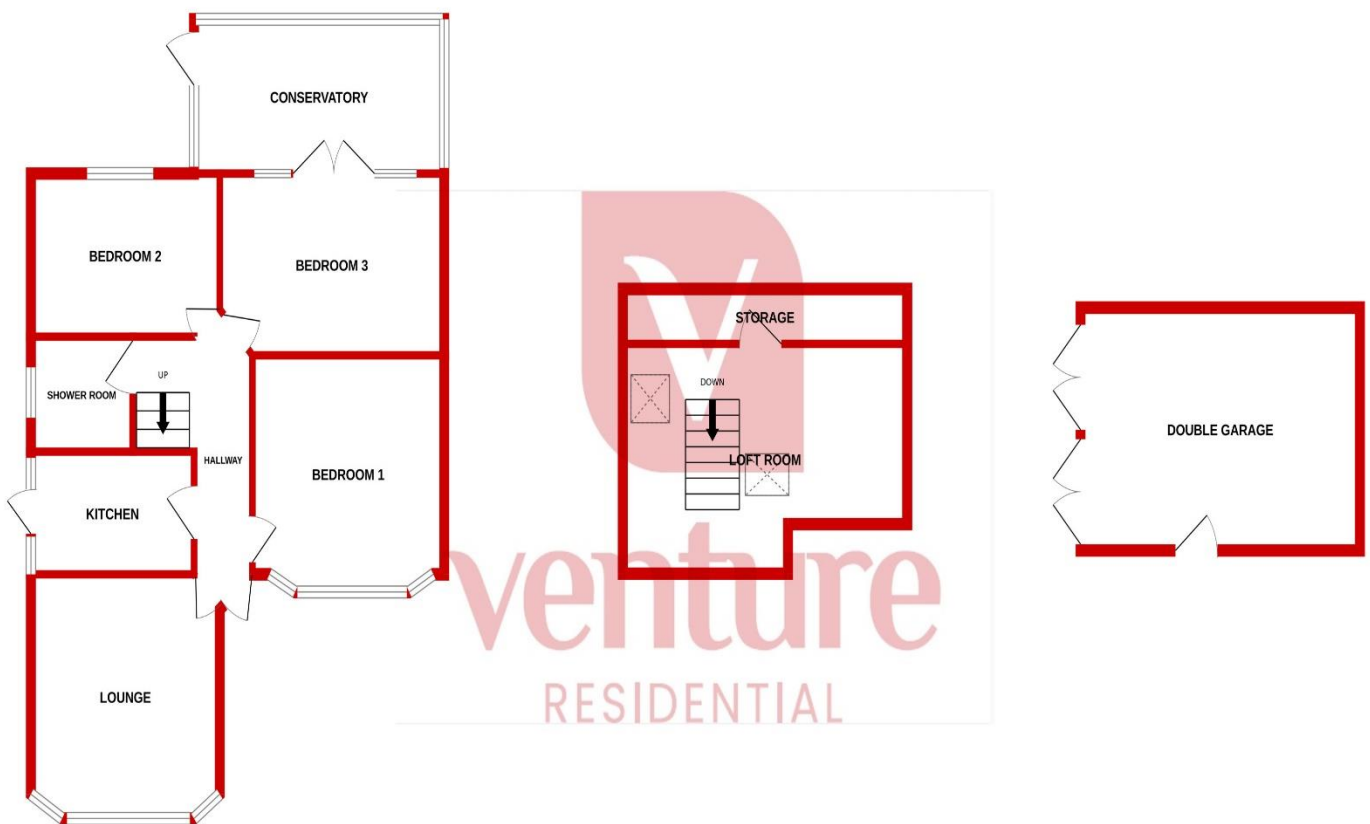
This property is ideally positioned for convenience. Its location in the popular Leagrave area ensures easy access to Junctions 11 and 11a of the M1 motorway, perfect for commuters. The nearby Luton & Dunstable Hospital is within easy reach, as are a variety of local shops and amenities, including Lidl, Iceland, banks, and other convenient stores. With Leagrave Thames Link train station just a short walk away, connecting to London and beyond has never been easier.

This delightful bungalow combines a prime location with abundant space and potential, offering a rare opportunity to create a home perfectly tailored to your needs. Whether you are looking for a comfortable residence, an investment opportunity, or a property with development potential, this home ticks all the boxes. Early viewing is highly recommended to fully appreciate all that this property has to offer.

GROUND FLOOR

1ST FLOOR

OUTDOOR



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 | | |
| (69-80) C | | 73 |
| (55-68) D | | |
| (39-54) E | 39 | |
| (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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