



**venture**  
RESIDENTIAL

Wardown Crescent, Luton, Bedfordshire, LU2 7JT

Offers Over £575,000 Freehold



Nestled in the highly sought-after Wardown Crescent, just off the prestigious Old Bedford Road, this beautifully extended five-bedroom semi-detached home is a true gem.





# Wardown Crescent

Luton, LU2 7JT



- Spacious five bedroom semi detached home
- Immaculate condition throughout
- Heavily extended
- Off road parking for three cars
- Underfloor heating across ground floor
- Downstairs WC
- Shower room and bathroom
- Desirable location off Old Bedford Road
- Viewings strongly advised



Nestled in the highly sought-after Wardown Crescent, just off the prestigious Old Bedford Road, this beautifully extended five-bedroom semi-detached home is a true gem. Immaculately presented throughout, the property offers a perfect balance of space, style, and functionality, making it an ideal choice for families or those who love to entertain.

This home has been thoughtfully extended to the rear and side, creating a generous layout that caters to modern living. The ground floor features an impressive open-plan living area, flooded with natural light and providing the perfect setting for family gatherings or entertaining friends. For quieter moments, a separate living room offers a cosy retreat, ideal for relaxing with a book or watching a film.

The ground floor is completed by a convenient downstairs WC, a practical addition for everyday living.

The ground floor also consists of underfloor heating throughout.

Step outside into the beautifully maintained garden, where a dedicated sitting area with power awaits. This versatile space is perfect for hosting summer barbecues, outdoor dining, or simply enjoying a quiet evening under the stars. The garden's design ensures it can be enjoyed year-round, offering a wonderful extension of the home's living space.

The first floor is equally impressive, boasting five well-proportioned bedrooms that provide ample space for family members or guests. The accommodation is complemented by a modern shower room and a separate bathroom, ensuring there's no shortage of facilities to meet the demands of busy family life.

Externally, the property offers off-road parking for up to three cars, a valuable feature in this sought-after area. For added convenience, an electric vehicle charger is also installed, reflecting the home's modern and forward-thinking design.

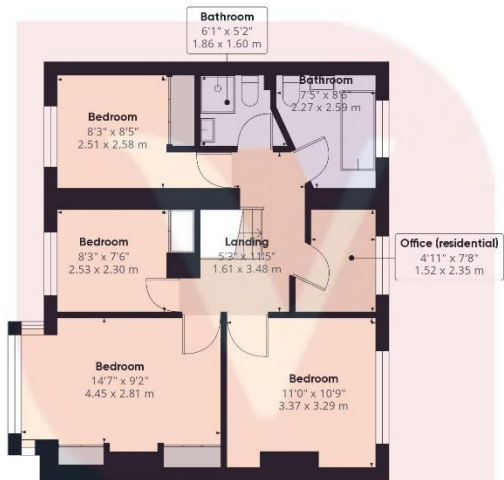
Wardown Crescent enjoys an enviable location just off Old Bedford Road, one of Luton's most prestigious areas. The property benefits from excellent transport links, reputable schools, and easy access to local amenities, parks, and the town centre. This prime position offers a perfect blend of peaceful residential living and urban convenience.

This stunning home has been lovingly cared for and maintained to an immaculate standard, allowing its new owners to move in and start enjoying everything it has to offer straight away. Its combination of stylish interiors, versatile spaces, and thoughtful design makes it a rare find in today's market.

Don't miss the opportunity to make this exceptional property your own. Schedule a viewing today to fully appreciate the space, quality, and lifestyle it has to offer.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1468.62 ft<sup>2</sup>  
136.44 m<sup>2</sup>


(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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