



Portland Road, Luton, Bedfordshire, LU4 8AY

Offers in Excess of £300,000 Freehold



Versatile Living with Bonus Outbuilding – 2-Bed End Terrace in Popular Portland Road, Kingsway, Luton



Portland Road

Luton, LU4 8AY



- Two spacious double bedrooms
- Two separate reception rooms for flexible living
- Modern kitchen
- Stylish refurbished bathroom with shower
- Rear outbuilding with kitchenette and shower room
- Loft conversion potential (STPP)
- Off-road parking to the front
- Prime Kingsway location near schools and amenities



Located in the well-established and desirable Kingsway area of Luton, this charming two-bedroom end-of-terrace property on Portland Road offers excellent living space and a rare combination of character, condition, and versatility. Well maintained throughout and offered to the market chain free, this home is ideal for first-time buyers, downsizers, or investors looking for a property with additional potential.

The ground floor comprises two well-proportioned reception rooms, offering flexibility for both lounging and dining. These separate living spaces are bright and inviting, making them ideal for both everyday living and entertaining guests. The kitchen at the rear is modern and well-appointed, featuring ample storage, good worktop space, and a practical layout for cooking and meal preparation.

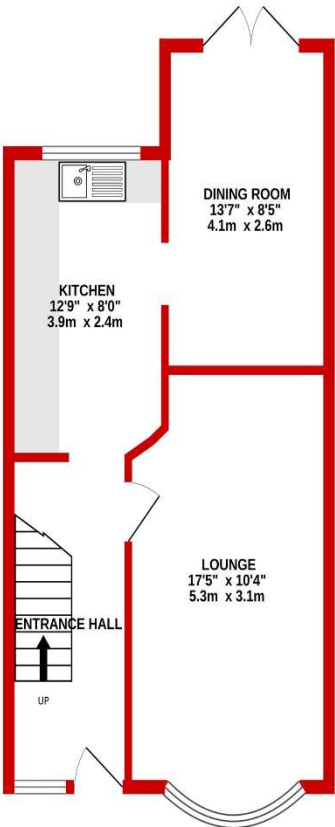
Upstairs, you'll find two spacious double bedrooms, both of which benefit from generous natural light and comfortable proportions. The recently refurbished bathroom is stylish and practical, complete with a modern suite and shower attachment over the bath, ideal for modern family living. The property also offers potential to convert the loft, subject to the necessary planning permission, offering scope for future expansion.

One of the standout features of this home is the versatile outbuilding located in the rear garden. Complete with a kitchenette and shower room, this space lends itself to a variety of uses—from a home office or gym to guest accommodation or studio. This rare addition enhances the appeal for those working from home or in need of extra private space.

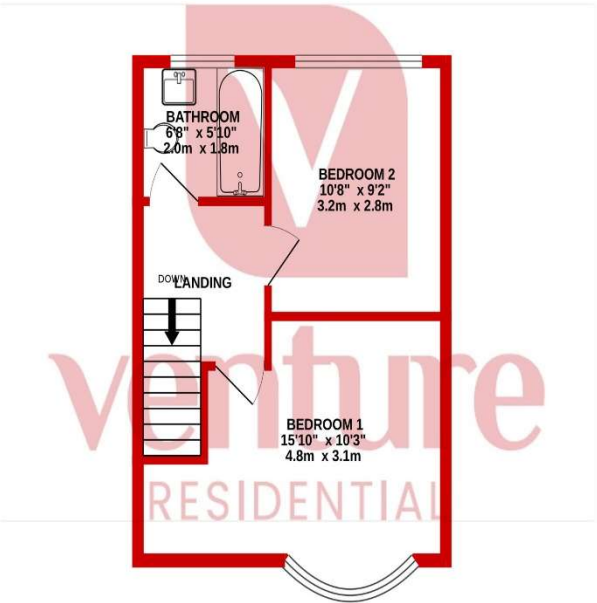
Externally, the front of the property offers off-road parking for one vehicle, a valuable feature in this residential location. The rear garden is private and easy to maintain, with secure access to the outbuilding.

Portland Road is situated within close proximity to local amenities, schools, and excellent transport links including the M1, Luton town centre, and Luton & Dunstable Hospital, making this an ideal location for commuters and families alike.

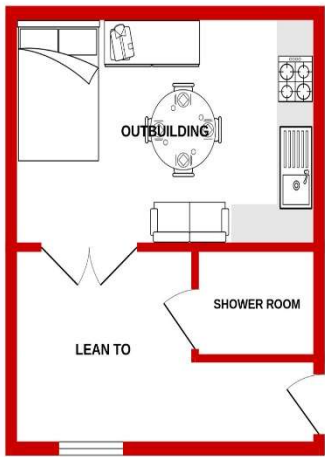
GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



OUTBUILDING
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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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