



Marsh Road, Luton, Bedfordshire, LU3 2QF

Offers over £450,000 Freehold



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# Marsh Road

## Luton, LU3 2QF



- Substantial four-bedroom detached home on a large plot
- 1,450 sq. ft. of internal accommodation including garage
- Cared for by current owners for over 40 years
- Offered chain free for a straightforward purchase
- Excellent scope to extend (STPP)
- Two reception rooms plus conservatory with air conditioning
- Downstairs cloakroom and family bathroom upstairs
- Just 8 minutes' walk to Leagrave train station – easy commute to London
- Local shops and amenities on Marsh Road



Venture Residential are delighted to present this substantial four-bedroom detached home, occupying a generous plot on Marsh Road in Luton. With 1,450 sq. ft. of internal accommodation including the garage, this property has been lovingly cared for by the current owners for over 40 years and is now offered to the market chain free, ready for new owners to make it their own.

The property offers excellent scope for extension (subject to planning permission), making it an attractive prospect for buyers seeking a long-term family home with room to grow.

On the ground floor, the layout provides a fantastic amount of space for everyday living and entertaining. There are three reception rooms, offering flexibility to create distinct areas such as a formal dining room, family lounge, or study. A conservatory with air conditioning provides a bright additional living area that can be enjoyed year-round, with views over the rear garden. Completing the ground floor is a fitted kitchen and a practical downstairs cloakroom.

Upstairs, the property comprises four well-proportioned bedrooms, making it perfectly suited to larger families. The master bedroom also benefits from an air conditioning unit, ensuring comfort during the warmer months. A family bathroom serves the first floor.

Externally, the home is set on a generous plot with both front and rear gardens, offering plenty of outdoor space for gardening, play, or relaxation. The driveway and garage provide off-road parking as well as storage options.

The location is another major advantage. Marsh Road itself offers a variety of local shops and amenities just a short stroll away, while Leagrave train station is within an eight-minute walk, providing direct routes into London – perfect for commuters. The area is also well-served by schools, making it a great choice for families.

This property represents a rare opportunity to purchase a well-maintained family home with excellent potential in one of Luton's most convenient and well-connected locations. With its size, flexibility, and scope for further improvement, it is ready to be enjoyed for many more years to come.







## 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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