

Kingsway, Luton, Bedfordshire, LU1 1TS  
Offers in Excess of £375,000 Freehold



Positioned on a rarely available and highly regarded stretch of Kingsway, LU1, this extended three-bedroom end-of-terrace family home has been lovingly maintained by the current owners for over 45 years.





# Kingsway

## Luton, LU1 1TS



- Rarely available Kingsway, LU1 location
- Extended three-bedroom end-of-terrace home
- Immaculately maintained by the same owners for over 45 years
- Spacious ground floor living accommodation
- Loft conversion potential (STPP)
- Off-road parking for two vehicles
- Well-maintained rear garden
- Versatile outbuilding
- Ideal family home in a sought-after area



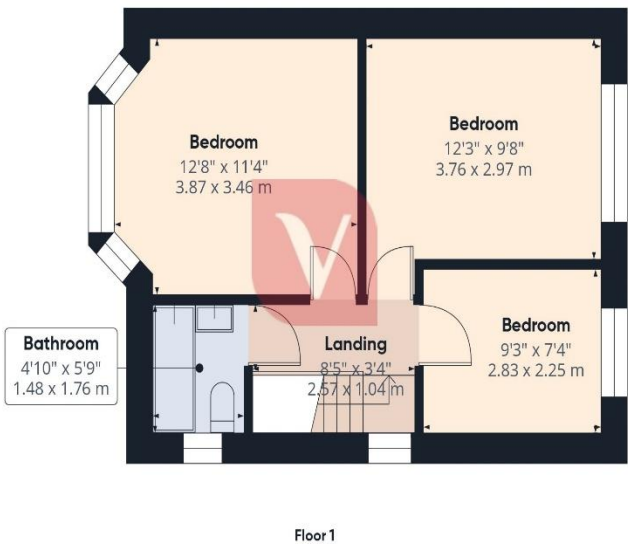
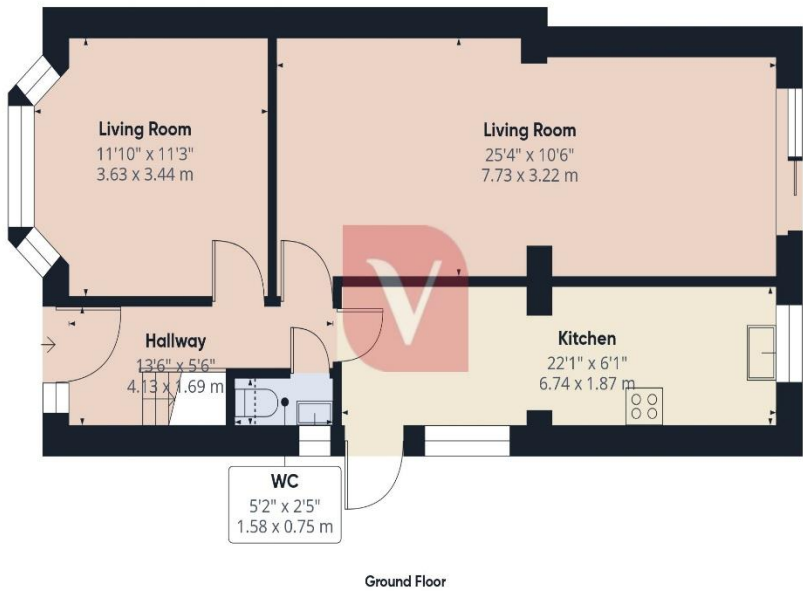
Positioned on a rarely available and highly regarded stretch of Kingsway, LU1, this extended three-bedroom end-of-terrace family home has been lovingly maintained by the current owners for over 45 years, offering a fantastic opportunity for its next chapter.

The property has been kept in immaculate condition throughout, clearly reflecting the care and attention it has received over the decades. The ground floor provides well-proportioned living accommodation, enhanced by the extension, creating a comfortable and practical layout ideal for modern family living.

Upstairs, the home offers three well-sized bedrooms and further benefits from excellent potential for a loft conversion (subject to the usual planning permissions), allowing buyers the opportunity to add additional space and value if desired.

Externally, the property continues to impress. To the front, there is off-road parking for two vehicles, a highly valuable feature for this sought-after location. To the rear, you'll find a delightful, well-maintained garden, offering a peaceful outdoor space ideal for relaxing or entertaining. The garden also benefits from a useful outbuilding, perfect for storage, a workshop, home office, or hobby space.

Homes on this particular part of Kingsway are rarely brought to market, making this an exceptional opportunity for buyers seeking a well-cared-for family home in a prime LU1 location.



Approximate total area<sup>m</sup>  
996 ft<sup>2</sup>  
92.5 m<sup>2</sup>

Reduced headroom  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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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