



Legrave High Street, Luton, Bedfordshire, LU4 0NG  
Offers in Excess of £350,000 Freehold



Venture Residential are delighted to bring to the market this well-presented three-bedroom semi-detached home located on the sought-after Legrave High Street in Luton, LU4





# Leagrave High Street

## Luton, LU4 0NG



- Stunning three-bedroom semi-detached home
- Offered to market without the complications of an onward chain
- New kitchen with fitted appliances
- Brand new shower room
- Off road parking for three cars
- Lovely rear garden with patio
- Short walk to L&D Hospital
- A range of primary and secondary schools nearby
- 1.5 miles from Leagrave railway station



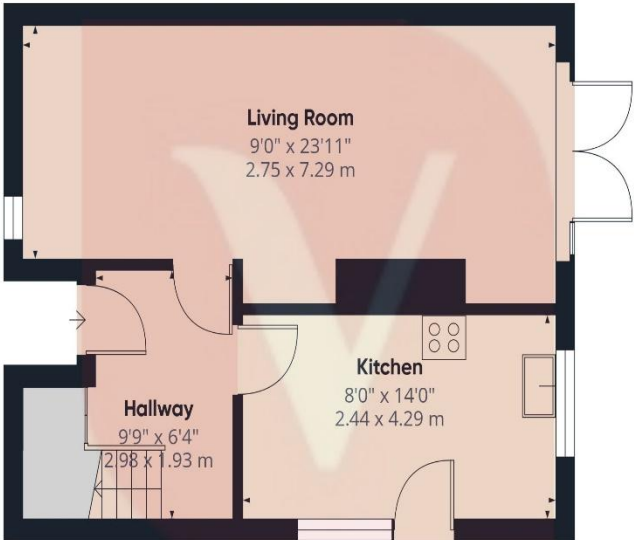
Venture Residential are delighted to bring to the market this well-presented three-bedroom semi-detached home located on the sought-after Leagrave High Street in Luton, LU4. Offered to the market chain free, this property has been lovingly cared for by its current owners for over 20 years and is in excellent condition throughout.

As you step inside, you are greeted by a spacious entrance hall that leads into a bright and welcoming lounge/diner, providing an ideal space for both relaxing and entertaining. The heart of the home is the newly refitted kitchen, which boasts a range of modern fitted appliances and a contemporary finish, offering both style and practicality.

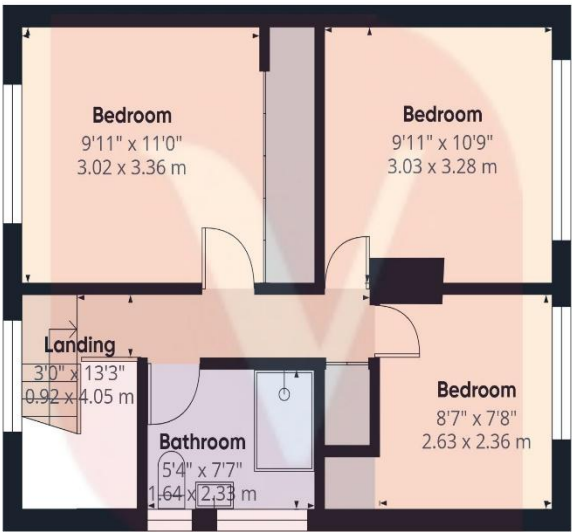
Upstairs, the property features three well-proportioned double bedrooms, each offering comfortable living space and plenty of natural light. The first floor also includes a well-maintained family bathroom, completing the internal accommodation.

Outside, the rear garden is a real highlight, offering a lovely outdoor space with a patio area that's perfect for alfresco dining or simply enjoying the fresh air. To the front of the property, there is off-road parking for up to three vehicles, a highly desirable feature in this popular location.

Conveniently situated just a ten-minute walk from Luton & Dunstable Hospital and approximately thirty minutes on foot from Leagrave Railway Station, this home is ideally placed for commuters, hospital staff, and families alike. With local amenities, schools, and transport links all close by, this is a fantastic opportunity to acquire a spacious and well-maintained home in a prime location.



Ground Floor



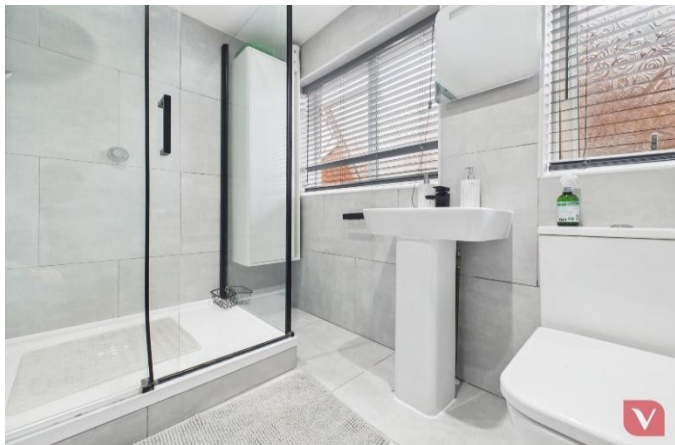
Floor 1

Approximate total area<sup>(1)</sup>  
843 ft<sup>2</sup>  
78.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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.



**9 Compton Avenue,  
Luton,  
Bedfordshire,  
LU4 9AX**

**T: 01582 249155  
E: info@venture-residential.co.uk**

