



Set behind a traditional frontage in a well-connected east Luton location, this attractive semi-detached family home offers generous established gardens, a garage, well-balanced accommodation and exciting scope to renovate and extend, subject to the usual planning consents.

The Home

Occupying a mature residential position on the eastern side of Luton, this attractive semi-detached home offers a rare combination of immediate comfort, established outside space and excellent long-term potential.

The property has a warm and traditional feel throughout, with well-proportioned accommodation arranged over two floors and a layout that works particularly well for family life. Whilst perfectly comfortable in its current form, it also presents a superb opportunity for a new owner to modernise and reconfigure over time, creating a more substantial home in a consistently popular setting.

The entrance hall immediately sets the tone, offering a welcoming first impression and access to the principal ground floor accommodation. To the front, the sitting room is a lovely, bright reception space centred around a fireplace and enhanced by a wide bay window which draws in excellent natural light. Well proportioned and comfortable, it is an inviting room for everyday living.

To the rear, the dining room enjoys a pleasing outlook over the garden and opens directly onto the outside space, making it particularly well suited to family meals, entertaining and summer gatherings. This room connects beautifully with the garden and offers obvious future potential for buyers considering opening up or extending the rear of the house.

The kitchen is fitted in a smart, practical style with ample work surface, storage and room for appliances, while also enjoying views out to the rear. As with the rest of the house, it is entirely usable as it stands, yet offers clear scope for improvement should a purchaser wish to create a larger kitchen/dining/family arrangement in the future.

To the first floor, the accommodation continues to impress. The principal bedroom is a particularly generous double room, featuring fitted wardrobes and a broad bay window which gives the room both character and natural light. Bedroom two is another comfortable and well-sized room, ideal as a child's room, guest bedroom or study, while the third bedroom would work equally well as a nursery, home office or single bedroom depending on requirements. These are served by a family bathroom fitted with a bath, wash basin and WC.

Outside, the rear garden is a standout feature of the house. Generous in length and mainly laid to lawn, it is enclosed by mature hedging and established boundaries which help create a private and leafy setting. There is ample room for children to play, space for keen gardeners to enhance further, and excellent potential for those looking to extend the house without compromising outdoor enjoyment. A paved terrace area immediately to the rear of the house provides an ideal spot for outdoor seating and entertaining, while the outbuilding/store adds useful practical storage. To the front, the property benefits from its own driveway and garage.

A particularly appealing aspect of this home is the opportunity it offers beyond the existing accommodation. The property lends itself exceptionally well to renovation and enlargement, with potential for a substantial wraparound ground floor extension and, subject to the usual planning consents, scope for further first-floor addition. For

buyers seeking a detached home they can enjoy immediately while also shaping to their own requirements over time, this represents an especially exciting opportunity. Overall, this is a home with charm, balance and flexibility, equally appealing to those looking for a comfortable family move and to those with the imagination to realise something even more special.

Situation

Positioned in a well-established residential setting on the eastern side of Luton, Wychwood Avenue is ideally placed for day-to-day convenience and connectivity. The area is well served by nearby shopping facilities including Wigmore Hall Shopping Centre and local supermarkets, while green open spaces such as Stopsley Common and Wigmore Park provide excellent opportunities for walking, recreation and family time outdoors. For commuters, the property enjoys easy access to Luton town centre, London Luton Airport and Luton Airport Parkway, offering fast rail connections into central London, making this a practical yet well-connected location for modern living.

Why You'll Love This Home

You will love the sense of opportunity this house provides. It already has all the fundamentals so many buyers hope to find, a semi detached home, a traditional bay-fronted design, separate reception rooms, a generous rear garden, garage and driveway, yet it also offers the exciting prospect of being shaped into something even more special over time. The garden is a real asset, giving the house an established and family-friendly feel.

Approximate Gross Internal Area
 Main House = 94.01 sq m / 1012 sq ft
 Garage = 16.07 sq m / 173 sq ft
 Outbuilding = 3.15 sq m / 34 sq ft
 Total = 113.23 sq m / 1219 sq ft

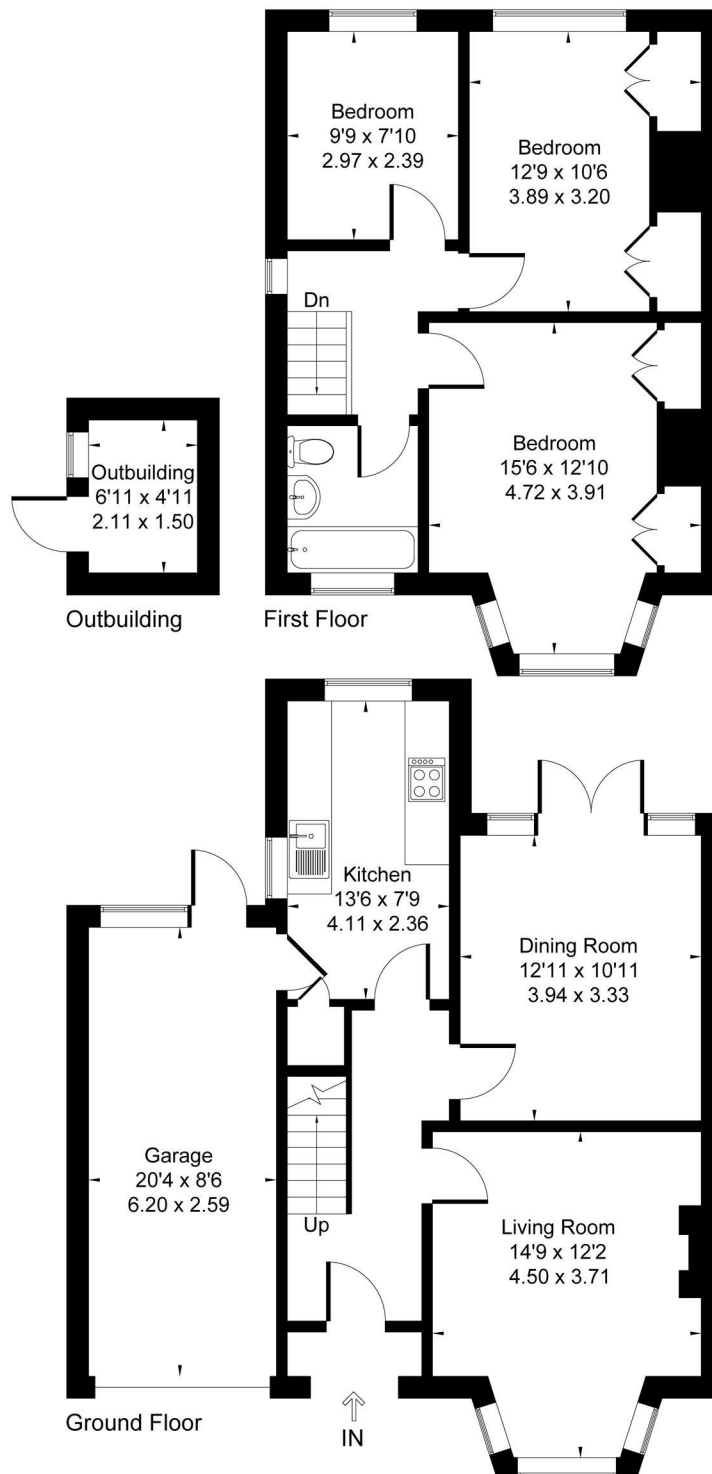


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: D
 EPC Rating: D