



Connells

Locarno Avenue
Luton

Locarno Avenue
Luton LU4 9EJ

for sale offers in excess of
£475,000



Property Description

Occupying an impressive and substantial plot on the highly regarded Locarno Avenue, this detached three-bedroom bungalow presents a rare opportunity to acquire a spacious home with exceptional potential in one of Luton's most sought-after residential locations.

The property offers well-proportioned and versatile accommodation throughout, comprising a welcoming entrance hall, a generous living room filled with natural light, a fitted kitchen with ample storage and workspace, three good-sized bedrooms, and a family bathroom.

A particular highlight of the property is the vast plot on which it sits. The extensive rear garden offers endless possibilities for families, keen gardeners, and those seeking outdoor space for entertaining. The sizeable frontage provides ample off-road parking and further enhances the property's kerb appeal.

Locarno Avenue is renowned for its attractive homes and convenient location, offering easy access to local amenities, excellent schools, parks, and transport links, including Luton town centre, Luton Airport Parkway station, London Luton Airport, and Junction 10 of the M1 motorway.



Entrance Hall

Double glazed door to front aspect.
Telephone point. Loft access.

Lounge

Double glazed bay window to front aspect.
Double glazed window to side aspect. Gas fire place.

Kitchen

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Television point. Integrated gas oven with gas hob and cooker hood over.

Bedroom One

Double glazed window to front aspect. Gas fire place.

Bedroom Two

Double glazed window to side aspect. Gas fire place.

Bedroom Three

Double glazed window to side aspect. Gas fire place.

Bathroom

Double glazed window to side and rear aspects. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Gas fire place.

Front Garden

Paved.

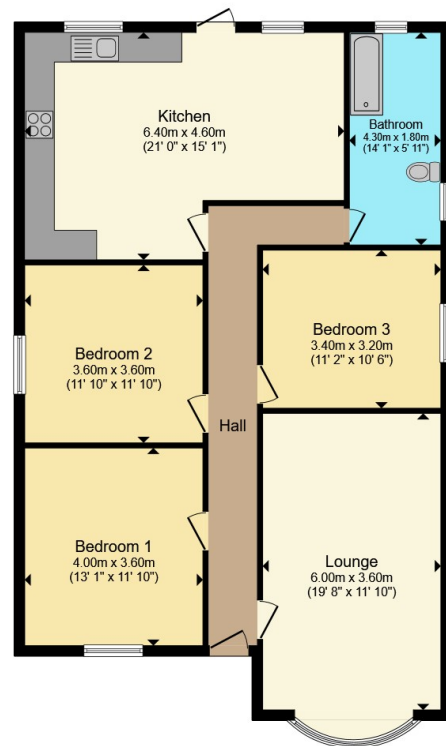
Rear Garden

Laid to lawn with a patio area.

Garage

Up and over door. Power and light supply.





Total floor area 109.9 m² (1,183 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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185 Marsh Road Leagrave
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EPC Rating: Council Tax
 Awaited Band: C

view this property online connells.co.uk/Property/LGR312471

Tenure: Freehold



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