

IMPOSING & SPACIOUS FIVE-BEDROOM EXECUTIVE HOME

Two minutes' walk from Leagrave Thameslink station | Self-contained annex | Large private garden

OFFERS IN THE REGION OF £1,175,000

SPACE TO BE TOGETHER. ROOM TO BE APART.

A substantial and highly versatile detached family home offering approximately 3,854 sq ft (358 sq m) of accommodation, a genuine self-contained one-bedroom annex and a secluded garden of approximately 860 sq m.

01 Approximately 3,854 sq ft (358 sq m) of spacious, versatile accommodation.

02 Attractive tree-lined avenue, approximately 200 metres (two minutes' walk) from Leagrave Thameslink station.

03 Self-contained one-bedroom annex with fitted kitchen/living room, bathroom, external entrance and internal access.

04 Impressive 70 sq m open-plan kitchen, dining and family room with central island, quartz worktops and integrated appliances.

05 Five bedrooms in total, including four double bedrooms in the main house; three en-suite facilities plus family bathroom (subject to confirmation of final bathroom count).

06 Separate bay-fronted living room and study, providing additional space to relax or work from home.

07 Private rear garden of approximately 860 sq m, with mature trees, patio, gazebo and summerhouse.

08 Two driveways providing extensive off-road parking, plus a substantial double-width, double-length garage.

09 Additional hobby room and brick-built storage/workshop outbuildings.

10 Convenient access to the M1 at Junction 11, local amenities and a wide range of rail connections.

A HOME DESIGNED AROUND FAMILY LIFE

29 Compton Avenue, Luton, LU4 9AX

A SPECTACULAR HEART TO THE HOME

At the centre of the property is an impressive open-plan kitchen, dining and family room measuring approximately 70 sq m (9.14m x 7.70m). More than simply a kitchen, this is where family life happens. The stylish high-gloss kitchen features an almost three-metre central island, quartz worktops and splashbacks, and integrated appliances. A large skylight and extensive glazing create a bright, welcoming environment. Four-metre-wide bifold doors open directly onto the substantial garden patio, making the room equally suited to everyday family life and entertaining. Picture relaxed breakfasts, children doing homework around the island, dinner with friends or summer evenings with the doors open and the garden becoming an extension of the house. A separate utility/laundry room and downstairs WC add to the practicality.

SPACE FOR EVERYONE – AND SOMEWHERE TO ESCAPE

The accommodation extends well beyond the kitchen, with a choice of separate spaces in which to relax, work or entertain. The generous bay-fronted living room (approximately 5.77m x 4.97m) provides a more traditional and peaceful retreat, while the separate study offers an ideal environment for working from home. Upstairs, four well-proportioned double bedrooms serve the main household, including an impressive principal bedroom with its own dressing room and en-suite. Further en-suite facilities and a family bathroom provide flexibility for a larger family. Generous room sizes, high ceilings and an adaptable layout offer the freedom to accommodate changing family needs over the years.

A PROPER SELF-CONTAINED ANNEX – NOT JUST AN EXTRA BEDROOM

One of the property's most valuable and unusual features is its independent one-bedroom annex. This is genuine self-contained accommodation, comprising a double bedroom, bathroom and fully fitted kitchen/living room. It has its own external entrance directly from the driveway, as well as an internal connecting door to the hall of the main house. For families with parents or grandparents, it offers the opportunity to live close together while retaining independence and privacy. Equally, it could suit an adult son or daughter, an au pair, visiting relatives or longer-term guests. It is a particularly valuable arrangement for multi-generational families who want to enjoy living together without compromising personal space.

A GARDEN TO ENJOY – AND ROOM TO BREATHE

The outside space is every bit as impressive as the accommodation. The property occupies a generous plot of approximately 1,435 sq m (one-third of an acre), with the private rear garden extending to approximately 860 sq m. Predominantly laid to lawn, the garden has a secluded feel, with mature trees, established planting and attractive borders. A substantial patio immediately outside the kitchen provides an ideal setting for outdoor dining and entertaining. A large gazebo creates a further sheltered entertaining area, while a summerhouse offers somewhere to retreat and enjoy the garden. Additional brick-built outbuildings provide useful storage and workshop space. There is plenty of room for children to play, friends and family to gather, or simply to enjoy the privacy and space.

REMARKABLE CONVENIENCE – WITHOUT SACRIFICING SPACE

Situated on an attractive tree-lined avenue, the property is approximately 200 metres – around a two-minute walk – from Leagrave Thameslink station. Direct services connect with Harpenden, St Albans City and central London, continuing through London and onwards towards the south coast, including Brighton, without the need to change. Approximate journey times supplied for this advert are 13 minutes to Harpenden, 19 minutes to St Albans City and 42 minutes to central London; please check current timetables. The M1 at Junction 11 is approximately five minutes away by car, and London Luton Airport is readily accessible by train. The surrounding area offers a wide choice of local shops, amenities and schools, with rail connections to Harpenden, St Albans and Bedford.

A HOME THAT OFFERS SO MUCH MORE THAN ITS BEDROOM COUNT

Whether you are a growing family needing room to spread out, a multi-generational household wanting to live together independently, or simply someone who appreciates space, privacy and convenience, this property offers a particularly appealing combination. A spectacular family kitchen where everyone comes together; separate reception rooms and a study when a little peace and quiet is needed; an independent annex for family members or guests; a substantial private garden and extensive parking. And all this, just two minutes' walk from a mainline railway station. A rare opportunity to acquire a substantial and versatile family home where there is room to be together, space to be apart, and exceptional convenience right on the doorstep.

FLOORPLAN & ACCOMMODATION

29 Compton Avenue, LU4 9AX



TOTAL FLOOR AREA: 358.0 SQ M (3,854 SQ FT)

All measurements are approximate and for display purposes only.