



Connells

Avenue Grimaldi
Luton



Property Description

CHAIN FREE

This rarely available 1930s semi-detached property is situated in the popular LU3 area of Luton and offers unbelievable potential to extend to the loft, side and rear (STPP), making it an ideal purchase for buyers looking to create a substantial family home.

Internally, the property features two separate reception rooms, enhanced by bay windows and high ceilings that allow natural light to flood each space. The kitchen retains its original footprint, with a door providing access to the side pathway and rear garden—perfect for buyers seeking a layout to redesign and modernise.

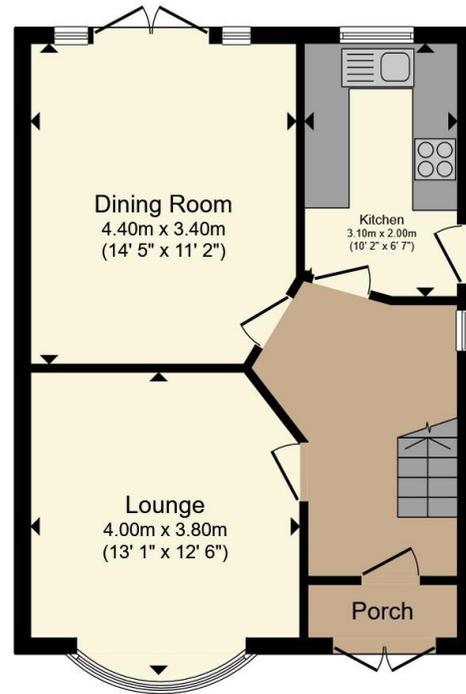
Externally, the home boasts a mature rear garden with a central pathway leading to a paved patio area and a detached garage. The front garden is equally mature in character, while also providing a private parking space, with additional secure parking available beyond the gated area.

Avenue Grimaldi, located just off Alder Crescent, is a residential gem within LU3. With schools, shops, transport links, and everyday amenities all just minutes from your doorstep, this area remains one of Luton's most convenient and well-connected neighbourhoods.

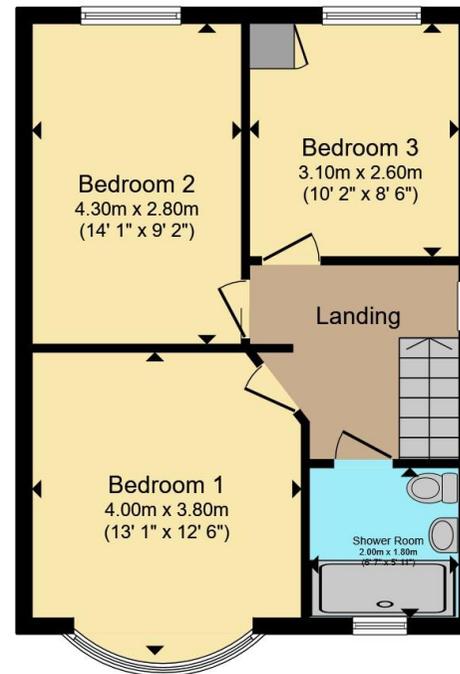








Ground Floor



First Floor

Total floor area 92.1 m² (991 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



To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318083



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUT318083 - 0005