



venture
RESIDENTIAL

High Mead, Luton, Bedfordshire, LU3 1RY

Price £475,000 Freehold



Venture Residential are delighted to bring to the market this spacious and rarely available five double bedroom detached family home, situated in a sought-after location within easy reach of Legrave Train Station.



High Mead

Luton, LU3 1RY

- FIVE BEDROOMS
- DETACHED HOUSE
- LOCATED IN SAINTS LOCATION
- OFF ROAD PARKING FOR 3 CARS
- GARAGE WITH POTENTIAL FOR CONVERSION
- EXTENSION POSSIBILITY - SUBJECT TO PLANNING
- GREAT CONDITION THROUGHOUT
- LOCATED BY MOSQUES & SHOPS
- CLOSE TO PRIMARY & SECONDARY SCHOOLS



Venture Residential are delighted to bring to the market this spacious and rarely available five double bedroom detached family home, situated in a sought-after location within easy reach of Leagrave Train Station.

Perfectly suited for growing families or those simply seeking more space, this substantial home offers just under 1,500 sq. ft. of versatile accommodation and is ready to move straight into. With a bit of cosmetic updating, buyers will have the exciting opportunity to personalise the space and truly make it their own.

Upon entering the home, you are welcomed by a spacious and bright entrance hall that immediately gives a sense of the generous proportions found throughout the property. To the right, you'll find a full-length lounge, flooded with natural light thanks to large front and rear-facing windows – an ideal setting for both relaxation and entertaining.

To the rear of the home lies a generously sized kitchen/diner, perfect for family meals or hosting guests. The kitchen benefits from ample storage and worktop space, with direct access to the integrated garage, providing excellent potential for future conversion (subject to planning).

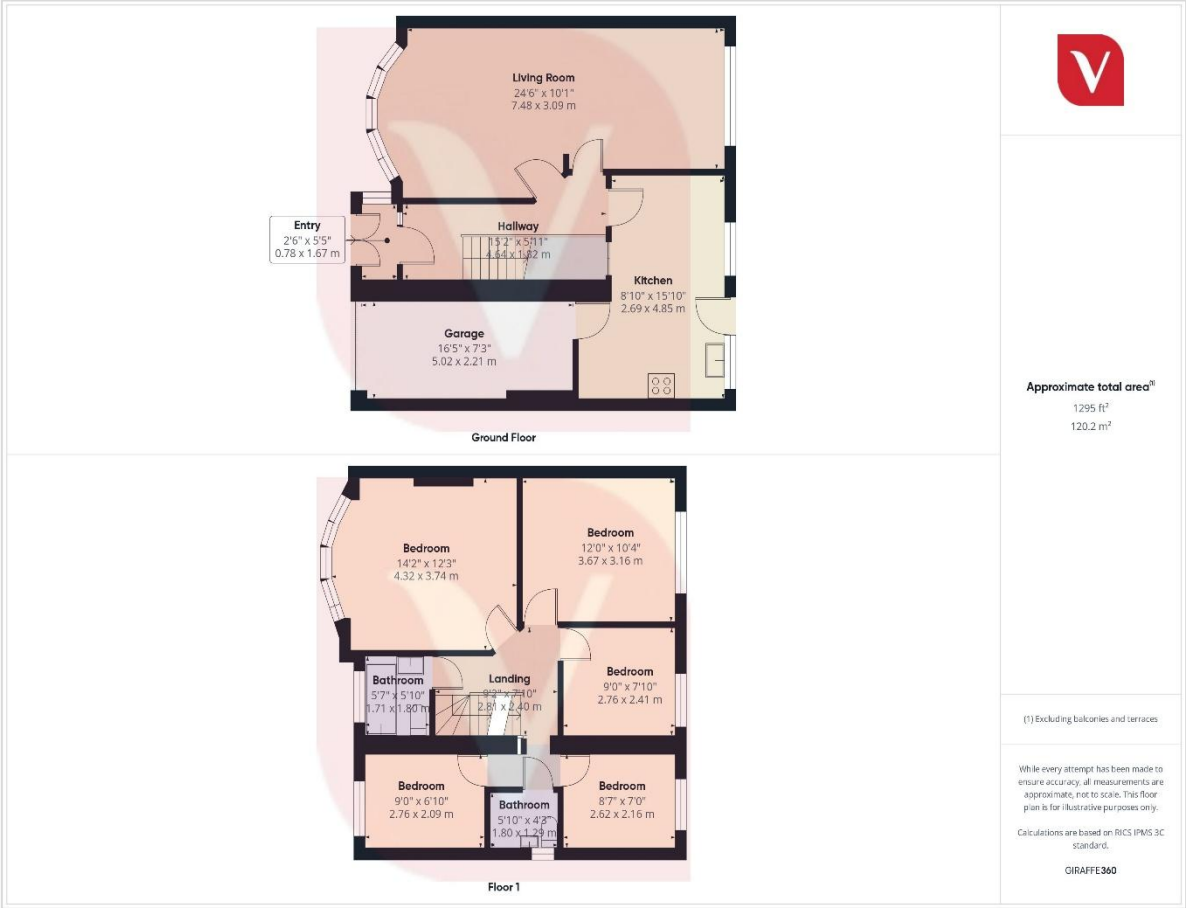
Upstairs, the home continues to impress with five well-proportioned double bedrooms, providing plenty of flexibility for larger families or those who require home office space. The property also benefits from two bathrooms, ideal for busy mornings and ensuring convenience for all members of the household.

Externally, the property enjoys a private and unique rear garden, offering a wonderful outdoor space for children to play or for summer entertaining. To the front, a private driveway provides off-road parking for two vehicles, a valuable asset in this well-connected residential area.

Additional benefits include gas central heating, double glazing throughout, and the potential to modernise and enhance according to personal taste.

Located within a mile of Leagrave Mainline Train Station, the property is ideally positioned for commuters, offering direct routes into London and beyond. The local area also boasts a wide range of schools, shops, parks, and amenities, making it an ideal place for families. Excellent road links to the M1 motorway further enhance the property's accessibility.

This is a fantastic opportunity to acquire a substantial home in a well-established and desirable area. With space, location, and potential all in one package, this property won't stay on the market for long.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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