





Property Description

A fantastic opportunity to purchase this substantial seven-bedroom HMO property, offered chain free and located in the sought-after Dunstable Road area of Luton. Extensively extended across three floors, the property provides generous and flexible accommodation, making it ideal for investors or large/extended families.

The ground floor comprises a welcoming entrance hall, spacious living room, communal kitchen, and a separate utility room. This level also includes a fully tiled shower room, two en-suite bedrooms, and an additional double bedroom—each with fitted wardrobes.

On the first floor, there is a modern shower room and three further bedrooms, two of which benefit from built-in wardrobes.

The second floor offers a spacious loft bedroom with Velux windows, storage cupboards, and a fully tiled en-suite shower room.

Externally, the property features off-road parking to the front and a large rear garden. A standout bonus is the outhouse with separate access, which has full planning permission to be converted into a self-contained living space complete with kitchen and shower room—perfect for generating additional rental income.

Location

Situated in the popular Dunstable Road area, the property is ideally placed for commuters with M1 Junction 11 just over a mile away and Leagrave Station within 1.5 miles. There are excellent local schools, bus routes, shops,

retail parks and leisure facilities nearby, with Luton Town Centre only a short walk away.

Ideal For Investors

Ground Floor

Entrance

Door to front.

Entrance Hall

Double glazed windows to front. Stairs rising to first floor. Storage cupboards.

Shower Room

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Extractor fan. Heated towel rail. Double glazed window to side.

Lounge / Diner

Double glazed bay window to front. TV and Telephone point. Radiator. French doors to kitchen.

Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Plumbing and space for appliances. Double glazed window to side. Double glazed velux

window to rear.

Shower Room

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Extractor fan. Heated towel rail.

Bedrom Three

Double glazed window to side. Radiator. Built in wardrobes.

Bedrom Two

Double glazed window to side. Radiator. Access to en suite.

En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Extractor fan. Heated towel rail.

Hall

Double glazed velux window to rear. Double glazed door to rear. Storage cupboard.

Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Plumbing and space for appliances. Double glazed window to side. Access to bedroom four.

Bedrom Three

Double glazed window to side. Radiator. Built in wardrobes.

Bedrom Four

Double glazed window to side. Radiator.

First Floor Landing

Stairs rising from entrance hall. Double glazed window to side. Stairs rising to second floor landing.

Bedrom Five

Double glazed window to rear. Radiator.

Bedrom Six

Double glazed window to rear. Radiator.

Bedrom Seven

Double glazed window to front. Radiator.

En Suite

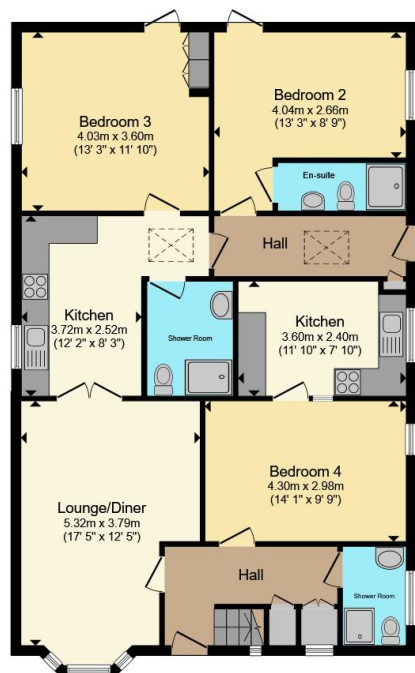
Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Extractor fan. Heated towel rail.

Shower Room

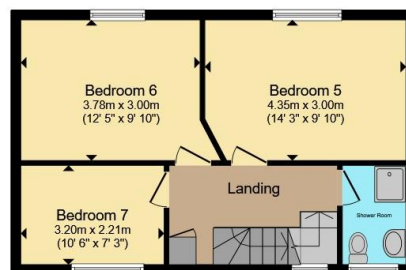
Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Extractor fan. Heated towel rail. Double glazed window to front.



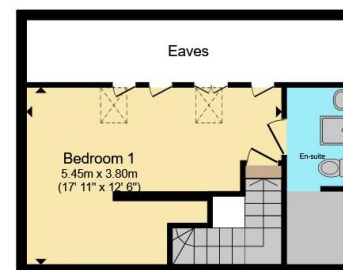




Ground Floor



First Floor



Second Floor

Total floor area 184.2 m² (1,983 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

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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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