

Connells

Locarno Avenue
Luton

Locarno Avenue
Luton LU4 9EJ

for sale
£460,000







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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

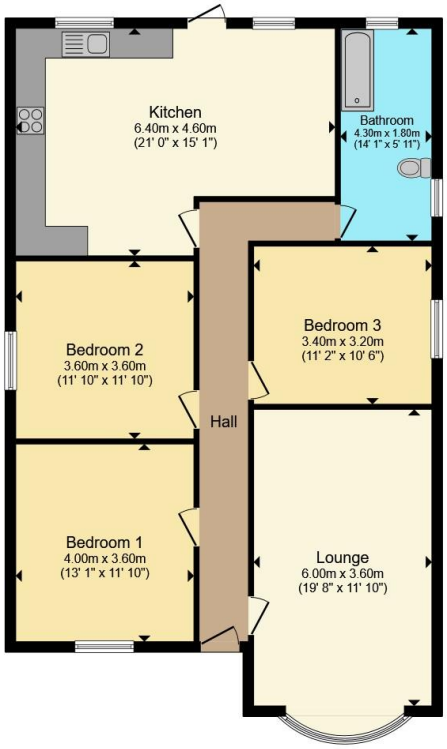
Laid to lawn with a patio area.

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

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185 Marsh Road Leagrave
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EPC Rating: F

Council Tax Band: C

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

Tenure: Freehold

The Property Ombudsman

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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.

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