

51 Red Rails, Luton, Bedfordshire, LU1 5ND

Asking Price: £425,000 Freehold (Subject to contract)

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** URBAN AND RURAL * CORNER PLOT WITH EXCELLENT POTENTIAL TO EXTEND/BUILD (STPP) * AMPLE PARKING * SOLAR PANELS * VIEWINGS HIGHLY ADVISED **

Situated within close proximity to a wide range of local amenities is this well-proportioned three bedroom semi-detached family home, occupying a generous corner plot and offering excellent potential for further extension or development, subject to planning permission.

Features include; spacious entrance hall with stairs rising to the first floor and useful understairs storage, impressive 20ft lounge/diner with personal access to the rear garden, kitchen with built-in storage and space for appliances, lobby with two large storage cupboards and a convenient WC.

First floor consists of landing with loft access, with the loft benefiting from power, large main double bedroom, second double bedroom with airing cupboard housing a wall-mounted combination boiler which was renewed in 2024 and is fully serviced, third single bedroom with storage and a refitted three-piece bathroom.

Outside has a front garden, part-shingled driveway providing parking for approximately three vehicles, enclosed rear garden with raised wooden decking and excellent potential to extend or build, subject to planning permission (STPP).

This property would be ideal for a growing family or developer looking for a property with future potential. Further benefits include solar panels, which can help reduce household energy bills.

EPC RATING TBC.







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The Local Area:

Located in the ever popular Farley Hill area and within walking distance to the local shops, schools and other daily amenities. Also a short distance to Luton town and Train station, and within a close proximity to the M1 Motorway.

Local Authority - Luton Borough Council
Council Tax Band - A

At a Glance:

- Corner Plot
- Potential to Build or Extend (STPP)
- Lounge/Diner
- Kitchen
- Three Spacious Bedrooms
- Refitted Bathroom
- Driveway
- Close to Transport Links



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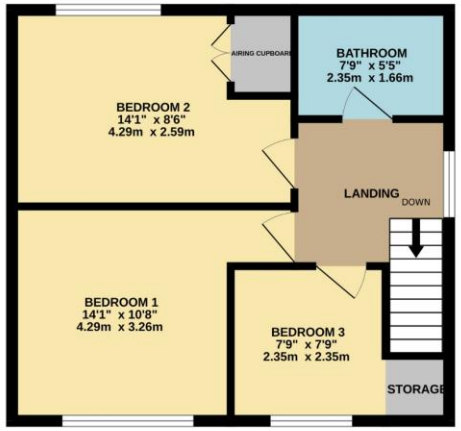


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GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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