



**venture**  
RESIDENTIAL

Larkspur Gardens, Luton, Bedfordshire, LU4 8SA

Price £265,000 Freehold



This charming end terrace property is located in the bustling town of Luton in Bedfordshire.

Priced attractively at £265,000, this two-bedroom home is perfect for those looking for a manageable size property in a convenient location.





# Larkspur Gardens

Luton, LU4 8SA



- Walking distance to train station
- 2 Bedrooms
- Off Street Parking
- Rear Garden
- No Upper Chain



Upon entering the property, one is greeted by a welcoming reception room, which leads on to a well-appointed kitchen and dining area. Ideal for entertaining and family meals, the space is cleverly designed to make the most of the available area. The kitchen features modern appliances, whilst the dining space can comfortably accommodate a family of four.

Upstairs, the property features two generously sized bedrooms and a family bathroom. The bedrooms both offer plenty of natural light and are flexible in terms of use; one could be used as a home office or a guest room, whilst the other would be perfect as a master bedroom. The family bathroom is well-appointed, with modern fixtures and fittings.

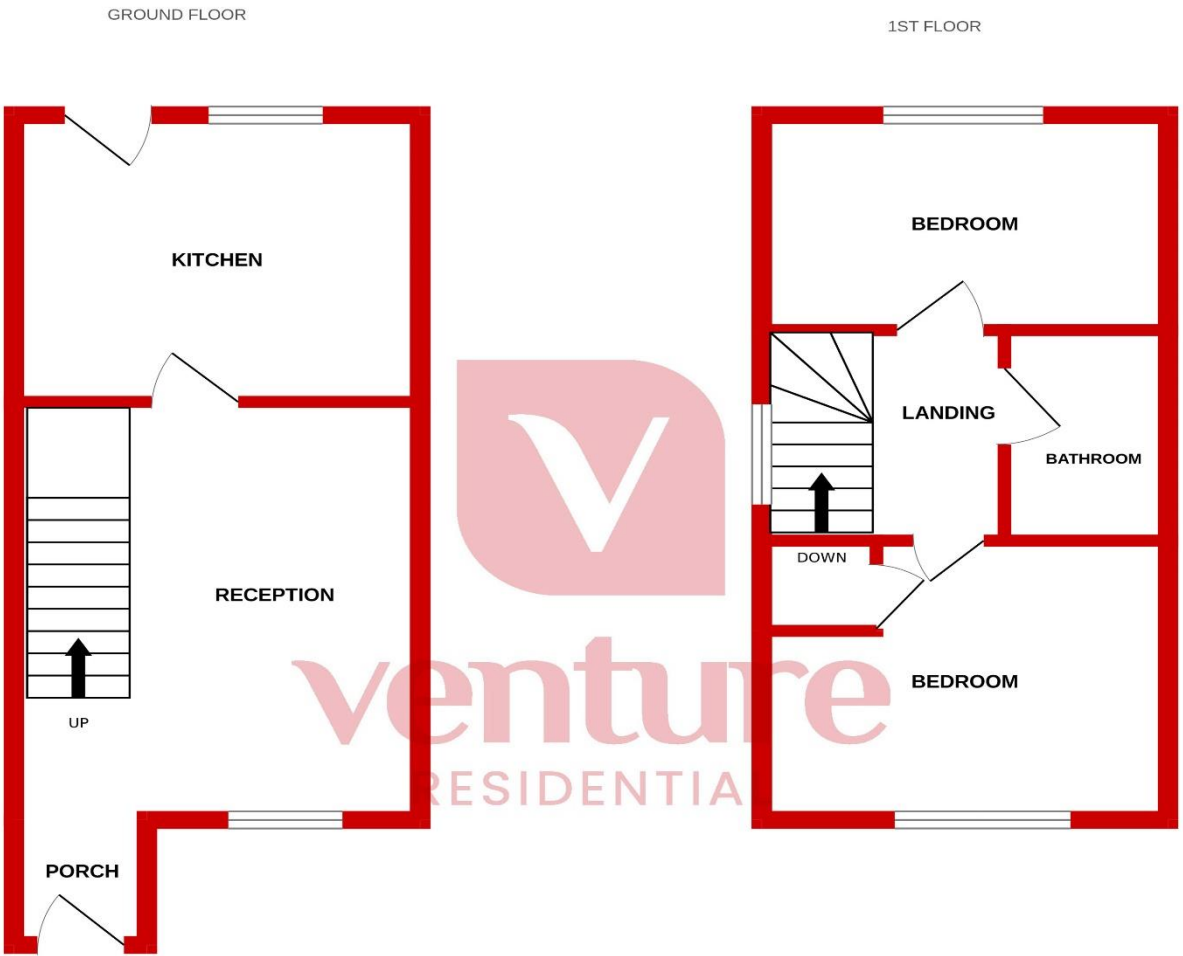
Outside, the property has a low-maintenance garden, perfect for those who don't want to spend hours looking after outdoor space. The garden has a patio and small lawn area, perfect for hosting a summer BBQ.

The property's location is perfect for those who want to be close to the town centre. There are plenty of shops, cafes and restaurants within easy reach, whilst the property is also well-placed for those who need to commute. Luton train station is just over a mile away, whilst the M1 is just a short drive away.

For families, the property is ideally located for some of Luton's best schools. Stopsley Primary School is just a short walk away, whilst stops for the Icknield High School and Denbigh High School buses are within easy reach.


Luton itself has a lot to offer, with something for everyone. For those who love shopping, The Mall Luton is a great place to start, whilst those who enjoy the outdoors will love Stockwood Park, which has a museum, beautiful gardens and even a golf course. For those who enjoy heritage, Luton Museum & Art Gallery is a must-see, whilst Wardown Park Museum is another great place to explore.

Overall, this property is an excellent choice for those who want to be close to the town centre, whilst also being able to enjoy a low-maintenance home. With good transport links, excellent schools and plenty to see and do in Luton, Bedfordshire, this property is sure to be in high demand.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



**9 Compton Avenue,  
Luton,  
Bedfordshire,  
LU4 9AX**

**T: 01582 249155  
E: info@venture-residential.co.uk**

