



Challney Gardens, Luton, Bedfordshire, LU4 8QQ  
Guide Price £275,000 - £285,000 Leasehold



Built in 2014 is this attractive two bedroom family home being offered to the market without the complications of an onward chain. . .





# Challney Gardens

Luton, LU4 8QQ



- No Onward Chain
- Two double bedrooms
- Downstairs cloakroom & family bathroom
- Garage & rear garden
- Popular location
- Challney school catchment
- 0.2 mile from junction 11 of the M1



The ground floor accommodation consists of an entrance hall, cloakroom, kitchen with ample cupboard space & integrated appliances and a large lounge/ diner with side & rear views of the garden as well as patio doors leading out to a patio area. On the first floor you will find two generous size bedrooms with the master bedroom benefitting from built in wardrobes and the family bathroom.

Externally this home offers an allocated parking space, a garage and larger than average rear garden with a patio area, shed & side access.

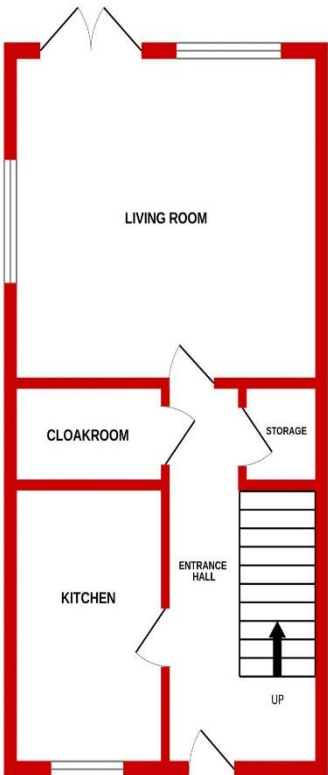
Vendor has provided the following information:

Lease: 989 years (approx)

Service charge & Ground rent: £35/month (approx.)

Challney Gardens is unknown to many, a select cul de sac of homes constructed in 2015 to a high standard. This stylish property is ideally suited to young professionals looking to get their first foot on the property ladder or investors looking to add to their portfolio. There are an array of shops, bus routes, supermarkets, the M1 junction 11 and the L&D hospital are all within close proximity and Leagrave mainline station is 1.4 miles away offering direct routes to and from London.

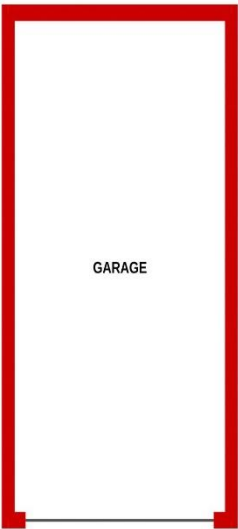
GROUND FLOOR



1ST FLOOR



GARAGE



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</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.



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