



Kingsway, Luton, Bedfordshire, LU4 8EH

Price £290,000 Freehold



Venture Residential are delighted to bring to the market this charming two-bedroom family home, ideally located in the heart of Kingsway.





# Kingsway

Luton, LU4 8EH



- Two bedroom terraced on the popular Kingsway
- Two separate reception rooms
- Double bedrooms
- Large rear garden
- Cared for by current owners for 10 years
- Upstairs bathroom
- Close to local amenities



This well-presented property offers a fantastic opportunity for first-time buyers, small families, or couples looking to step onto the property ladder. With its spacious layout and generous proportions throughout, this home is both welcoming and practical.

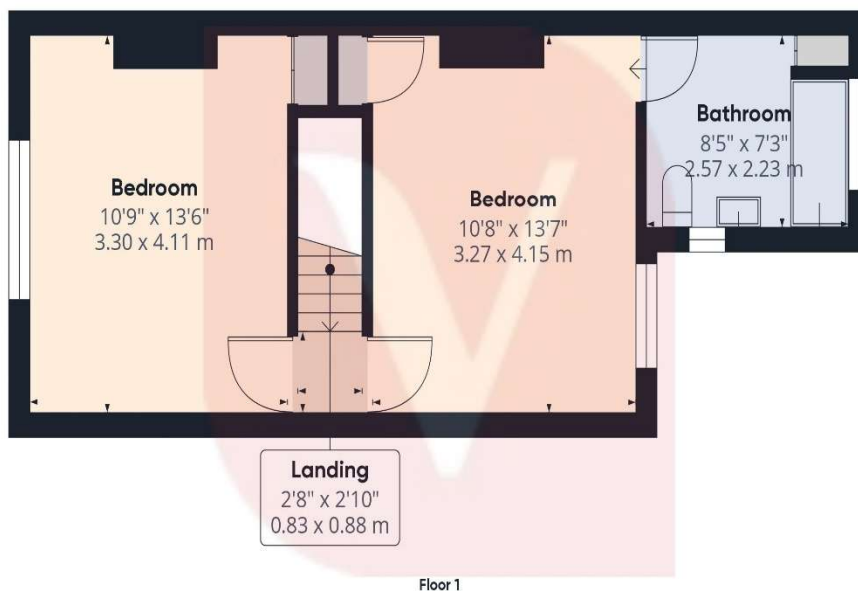
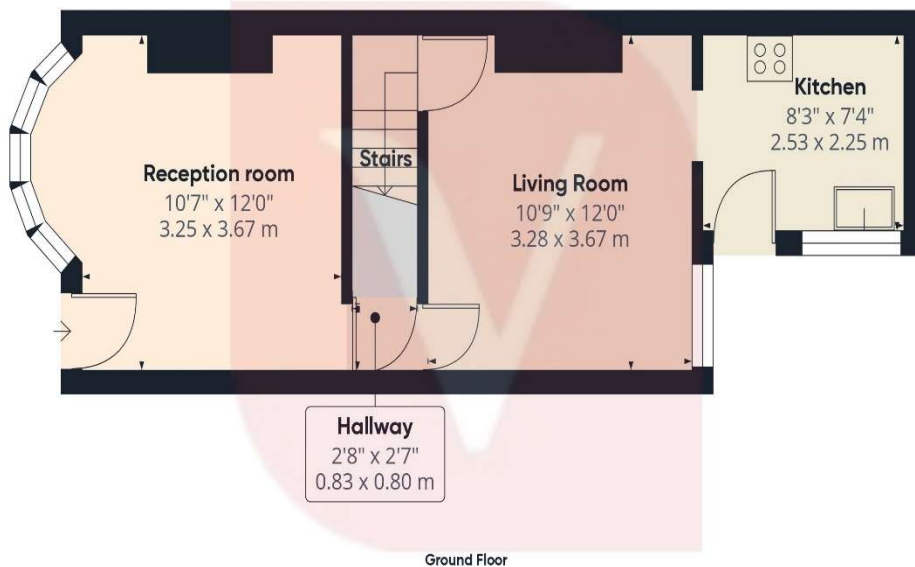
Internally, the property comprises two spacious reception rooms, perfect for both relaxing and entertaining. Whether you're hosting guests or enjoying a quiet night in, these versatile spaces offer comfort and flexibility to suit your lifestyle.

Upstairs, you'll find two generously sized double bedrooms, offering ample room for furnishings and storage, while the first-floor bathroom provides added convenience for modern family living.

To the rear, the property boasts a large garden – ideal for outdoor entertaining, gardening, or simply enjoying some peaceful downtime. It's a fantastic space for children to play safely or for those who enjoy al fresco dining in the warmer months.

Located in a popular residential area, this home benefits from excellent access to local amenities, schools, and transport links, making it an ideal choice for commuters and families alike.

With its blend of character, space, and a sought-after location, this lovely home is not to be missed.



Approximate total area<sup>(1)</sup>  
721.17 ft<sup>2</sup>  
67 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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