



venture
RESIDENTIAL

Amhurst Road, Luton, Bedfordshire, LU4 0QT

Price £325,000 Freehold



This charming 3-bedroom End of terrace property is ideally located on Amhurst Road, situated on the desirable Luton & Dunstable (L&D) Borders. Offering excellent access to key local amenities, it is conveniently positioned for the M1 motorway, Leagrave Station, L&D Hospital.



Amhurst Road

Luton, LU4 0QT

- 3 BEDROOMS
- END OF TERRACE
- L&D BOARDERS
- CLOSE PROXIMITY TO M1, LEAGRAVE TRAIN STATION
- IDEAL FOR FIRST TIME BUYERS, INVESTORS & COMMUTERS
- SPACIOUS LIVING AREA
- LARGE KITCHEN/DINER
- CHAIN FREE!!!

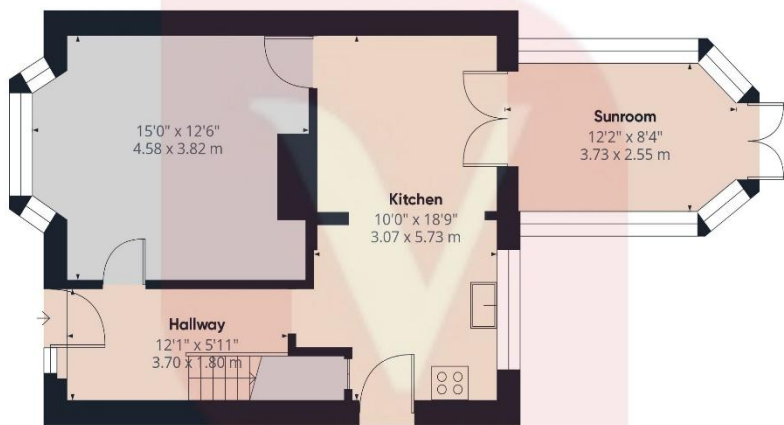


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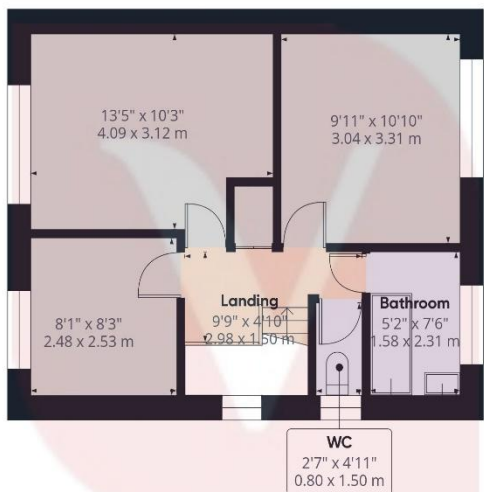
The property boasts generous living space, with a spacious living room that offers a welcoming atmosphere. The large kitchen/diner is perfect for family meals or entertaining, while the conservatory adds additional living space, ideal for relaxing or enjoying the garden.

Upstairs, you'll find three generously sized bedrooms, providing ample space for a growing family.

Offered to the market with no onward chain, this property presents a great opportunity for those seeking a well-connected home in a highly sought-after location.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
968.86 ft²
90.01 m²

(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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