

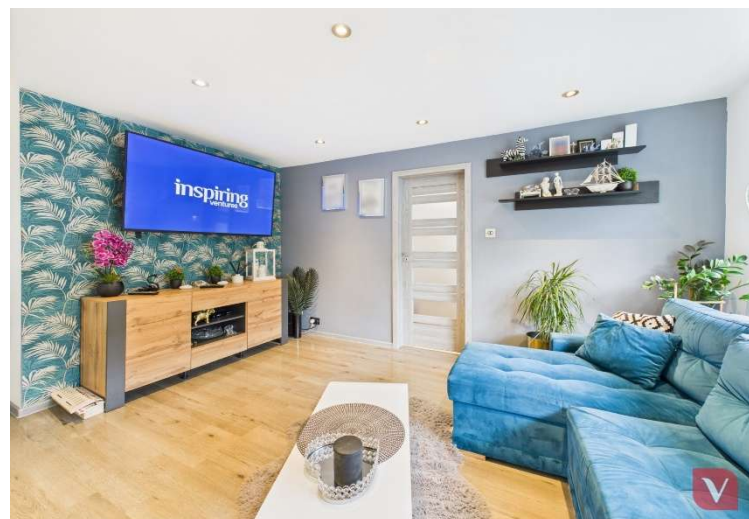


Farley Hill, Luton, Bedfordshire, LU1 5HQ

Price £450,000 Freehold



Venture Residential are delighted to present this rarely available detached family home, tucked away on a secluded plot in the heart of Luton. Offering a unique blend of style, space, and versatility, this beautifully presented property is a true standout in today's market.





# Farley Hill

Luton, LU1 5HQ



- Stunning three bedroom detached
- Finished to an exceptionally high standard
- Garage & off road parking
- Outbuilding with kitchen and shower room
- Underfloor heating in bathroom
- Four piece bathroom suite
- Front and rear gardens
- Easy access to J10 of the M1 Motorway





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From the moment you step inside, it's clear this home has been lovingly maintained and thoughtfully refurbished to an exceptional standard. The interiors offer a seamless flow of contemporary finishes and timeless elegance, creating a warm and inviting atmosphere throughout.

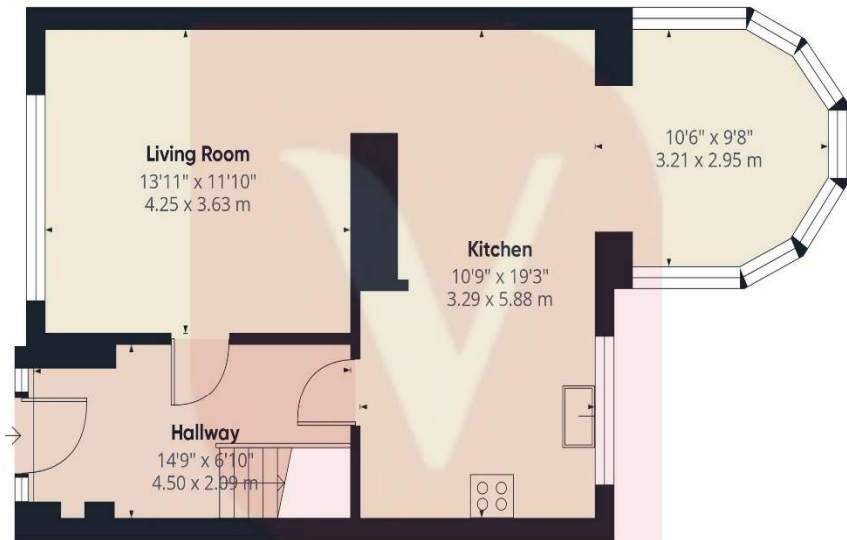
The ground floor features two generously sized reception rooms, ideal for both family living and entertaining. Whether you need a cosy lounge, a formal dining area, or a productive home office, the flexible layout can be tailored to suit your lifestyle. At the heart of the home is a modern, well-appointed kitchen featuring sleek worktops, ample storage, and quality fixtures—perfect for both everyday cooking and hosting dinner parties.

Upstairs, the property continues to impress with three spacious bedrooms, each filled with natural light and designed with comfort in mind. The stylish family bathroom is finished with luxurious touches, including underfloor heating, making it a truly indulgent retreat.

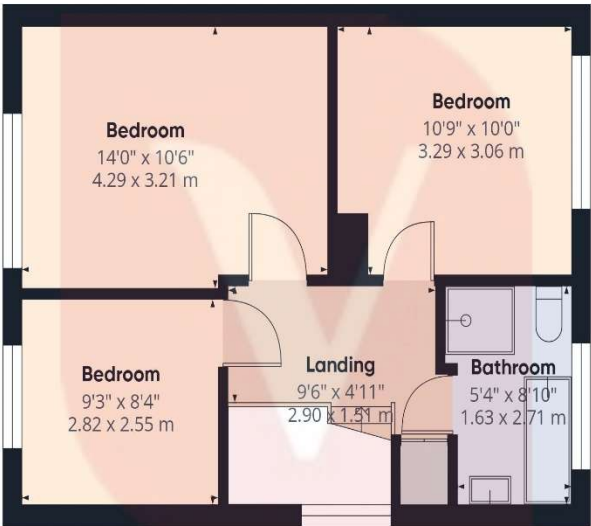
A key highlight of this home is the self-contained annexe—complete with its own private entrance, kitchenette, and bathroom. Whether for extended family, guests, or as a potential rental opportunity, this space offers exceptional flexibility and independence. Externally, the low-maintenance rear garden provides a peaceful setting to unwind or entertain, while the detached garage and ample parking cater perfectly to modern-day needs.

Located in a well-connected area of Luton, the property offers easy access to major road, rail, and air links. Whether commuting into London or exploring the surrounding countryside, you'll benefit from Luton's outstanding transport infrastructure.

This property truly ticks all the boxes—a detached home in immaculate condition, complete with a self-contained annexe, private garden, garage, and parking, all in a prime location. Rarely do homes like this come to market.



Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
994 ft<sup>2</sup>  
92.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(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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