



Ereswell Road, Luton, Bedfordshire, LU3 2UH

Offers in Excess of £375,000 Freehold



Venture Residential are proud to present this attractive three-bedroom family home, ideally situated on the highly sought-after Ereswell Road in the heart of Limbury Mead.



Ereswell Road

Luton, LU3 2UH



- Three bedroom semi detached home
- Popular Limbury Mead location
- Greatly cared for by current owners for 30 years
- Carport
- Off road parking for ample vehicles
- Well presented throughout
- Lovely rear garden
- Walking distance to Leagrave railway station



Venture Residential are proud to present this attractive three-bedroom family home, ideally situated on the highly sought-after Ereswell Road in the heart of Limbury Mead.

This beautifully maintained property offers generous living space throughout and is perfect for growing families seeking comfort, convenience, and a fantastic location.

Upon entering, you're welcomed by a bright and spacious entrance hall that sets the tone for the rest of the home. The ground floor comprises a cosy yet spacious lounge and a large open-plan kitchen/dining room, ideal for both everyday family living and entertaining guests. From here, enjoy lovely views and direct access to the well-kept rear garden, perfect for summer gatherings or children's play.

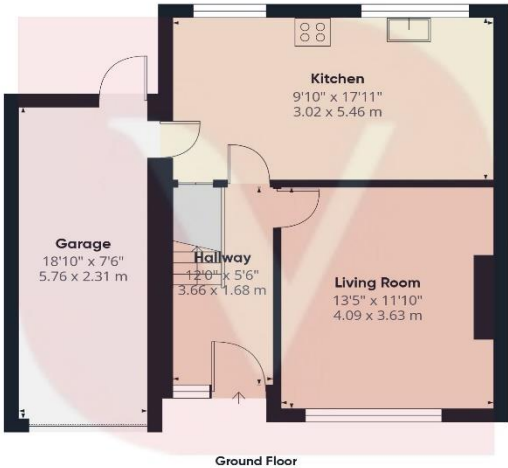
Upstairs, the home features three well-proportioned bedrooms, all benefitting from fitted wardrobes, maximising space and functionality. The bedrooms are served by a generous family bathroom, designed with practicality and comfort in mind.

Externally, this property truly excels. To the front, there is a driveway providing parking for multiple vehicles, along with a carport for additional covered parking. The front and rear gardens are well-maintained and offer a great balance of green space and usability.

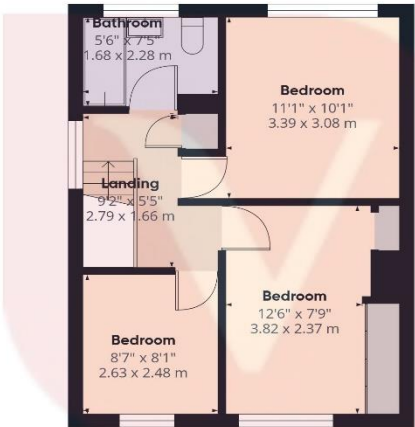
Ereswell Road is renowned for its community feel and excellent local amenities, including highly regarded schools, shops, and transport links. Residents benefit from nearby bus routes, Leagrave mainline train station, and easy access to the M1 motorway — ideal for commuters

This is a fantastic opportunity to secure a family home in one of North Luton's most popular areas. Whether you're upsizing or relocating, this property has everything you need to move straight in and enjoy.

Contact Venture Residential today to arrange your internal viewing and avoid missing out on this wonderful home.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
928 ft²
86.3 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
<i>Very energy efficient - lower running costs</i>		
(92-Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



9 Compton Avenue,
Luton,
Bedfordshire,
LU4 9AX

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

