



Denham Close, Luton, Bedfordshire, LU3 3TT

Offers Over £285,000 Freehold



Venture Residential are delighted to bring to the market this well-presented three-bedroom family home, located in the highly sought-after Denham Close, Luton.





# Denham Close

Luton, LU3 3TT



- Three bedroom terraced family home
- Spacious kitchen / diner
- Downstairs WC and first floor bathroom
- Easy access to Legrave Train Station
- Low maintenance rear garden ideal for entertaining
- Ideal investment or first time buy
- Primary and secondary schools within walking distance



Venture Residential are delighted to bring to the market this well-presented three-bedroom family home, located in the highly sought-after Denham Close, Luton. Offering spacious living areas, modern conveniences, and excellent transport links, this property is a fantastic opportunity for first-time buyers and buy-to-let investors alike.

Upon entering, you are greeted by a bright and welcoming entrance hallway that leads into a generously sized reception room, perfect for relaxing or entertaining. The large kitchen/breakfast room is a standout feature of the home, providing a fantastic space for family meals or hosting guests. A downstairs WC adds to the convenience of the ground floor layout.

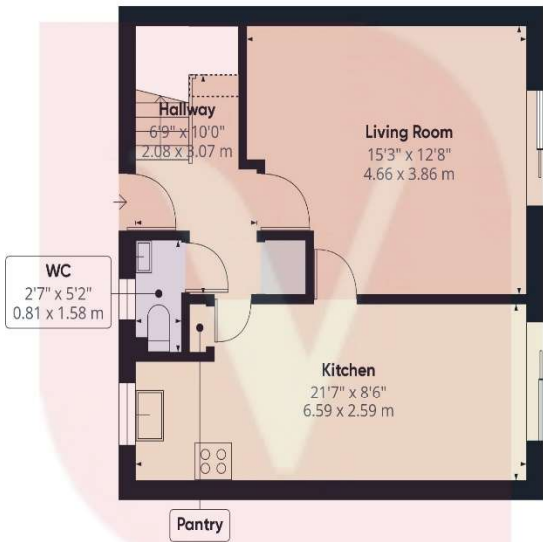
The first floor comprises three well-proportioned bedrooms, each offering comfortable living space. The family bathroom is well-appointed, providing a practical and stylish area to unwind.

One of the key highlights of this property is its low-maintenance rear garden, creating a peaceful outdoor retreat, ideal for relaxing, entertaining, or for children to enjoy.

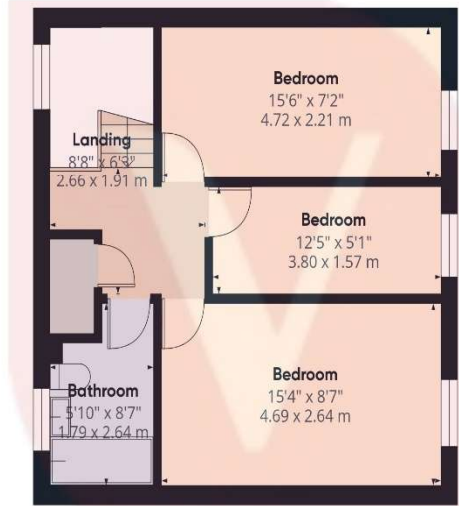
Denham Close is a popular residential area, offering a range of local amenities, including schools, shops, parks, and leisure facilities. Commuters will benefit from Legrave Train Station just a short distance away, providing direct links into central London, while the nearby M1 Junctions 11 & 11A offer easy access to major road networks.

For investors, this property presents an exciting opportunity in the ever-growing Luton rental market. Its prime location and strong rental demand make it a highly desirable choice for potential landlords looking for a solid investment.

This fantastic home is ready for new owners to make their own.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

865.95 ft<sup>2</sup>  
80.45 m<sup>2</sup>

Reduced headroom

2.79 ft<sup>2</sup>  
0.26 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(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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