

venture RESIDENTIAL

Sundon Park Road, Luton, Bedfordshire, LU3 3AD

Offers in Excess of £290,000 Freehold



Venture Residential are delighted to bring to the market this beautifully maintained property, offering a wonderful balance of modern living, practicality, and comfort.



Sundon Park Road

Luton, LU3 3AD



- Spacious lounge/diner
- Contemporary refitted kitchen with ample storage and appliance space
- Two double bedrooms, principal with fitted wardrobes
- Stylish family bathroom with bath and shower over
- Generous rear garden with patio seating area
- Double garage and parking to rear
- Gas central heating and double glazing throughout
- Excellent location near shops, schools, Leagrave Station and M1 motorway
- Well-presented and recently modernised home



Venture Residential are delighted to bring to the market this beautifully maintained property, offering a wonderful balance of modern living, practicality, and comfort. Thoughtfully designed and recently updated, the home provides an excellent opportunity for a variety of buyers, whether you are a first-time purchaser, a young family, or simply looking for a property that combines convenience with generous space.

Upon entering, you are welcomed by an inviting entrance hall that sets the tone for the rest of the property. The ground floor offers a spacious and versatile living and dining area, complete with an electric fireplace that creates a cosy focal point, while sliding patio doors provide an abundance of natural light and open seamlessly onto the rear garden. This is a fantastic space for both relaxing evenings and entertaining guests. The refitted kitchen is equally impressive, boasting a wide range of wall and base units, an inset sink, ample space for appliances, and sleek spotlights that enhance the contemporary finish. It is a practical yet stylish environment, perfect for those who enjoy cooking and socialising.

The first floor continues to impress, with a bright and airy landing leading to two generously proportioned double bedrooms. The principal bedroom is enhanced by fitted wardrobes, offering excellent storage without compromising space, while the second bedroom is equally well-sized and versatile, suitable for guests, children, or even a home office if desired. The family bathroom has been thoughtfully modernised to a high standard, featuring a panelled bath with shower over, a contemporary vanity wash basin, and a WC. The overall design provides a calm and functional space for everyday use.

Externally, the property enjoys both front and rear gardens. The gated front garden adds privacy and kerb appeal, while the substantial rear garden is predominantly laid to lawn, complemented by a paved patio area that is ideal for summer dining and outdoor gatherings. At the rear of the plot there is the additional benefit of a double garage, along with private parking spaces, ensuring ample room for vehicles and storage.

The home is further enhanced by gas central heating via radiators, which is both economical and efficient, and double-glazed windows throughout, helping to create a warm and energy-efficient environment.

Located in the sought-after Sundon Park area, this property is ideally positioned to take advantage of a range of local amenities. Families will particularly appreciate the highly regarded local schools, all within easy reach, while a variety of shops, services, and leisure facilities are available within walking distance. For those who commute, Leagrave train station is approximately a quarter of a mile away, providing direct access into London and beyond, while the M1 motorway is just three quarters of a mile from the property, making road travel equally convenient.

This is a home that truly combines comfort, practicality, and location, making it an excellent choice for buyers seeking a property that is ready to move into and enjoy.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(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.



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