



Hockwell Ring, Luton, Bedfordshire, LU4 9NG

Price £310,000 Freehold



Venture Residential are delighted to bring to the market this well-presented three-bedroom semi-detached home, offered to the market with no onward chain and vacant possession – perfect for those looking to move quickly and with ease.





# Hockwell Ring

## Luton, LU4 9NG



- Three bedroom semi detached home
- Offered chain free and with vacant possession
- Good condition throughout
- Garage in a block
- Kitchen with dining space
- 0.8 mile from Leagrave railway station
- Close to local amenities



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Situated in the ever-popular Hockwell Ring area of Luton, this property is ideally suited to first-time buyers, growing families or investors alike. Boasting excellent transport links and a practical layout, this home is ready for its next chapter.

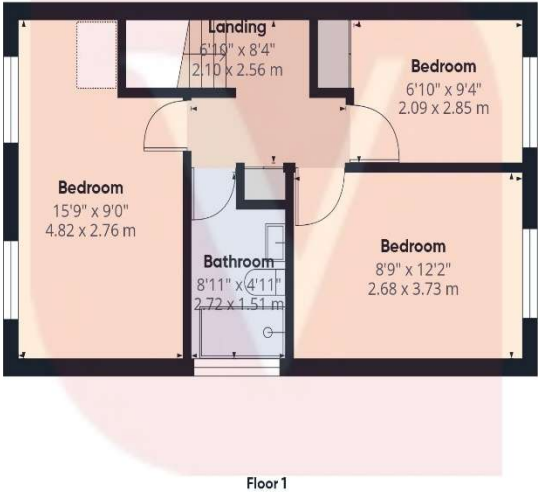
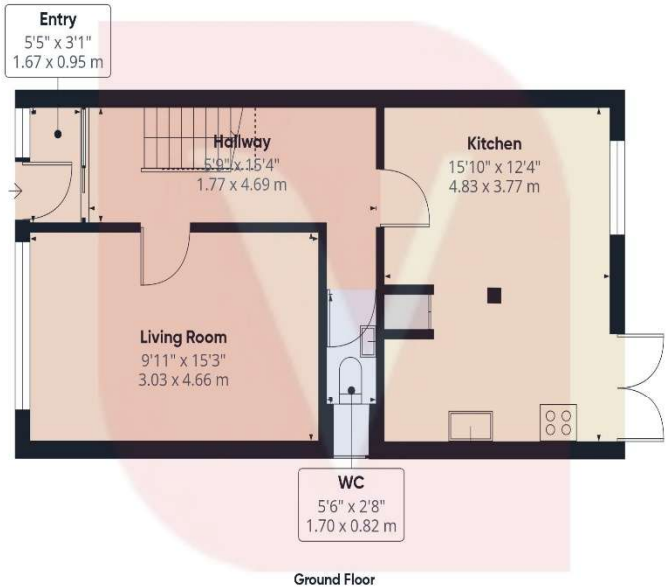
Internally, the property is in good condition throughout and is truly move-in ready. The ground floor comprises a welcoming entrance hallway, a bright and spacious living room perfect for relaxing and entertaining, a convenient downstairs WC, and a modern kitchen complete with ample worktop space and room for dining – ideal for family meal times or hosting guests.

Upstairs, you will find three well-proportioned bedrooms, all offering generous natural light and space for storage. The family shower room features a walk-in shower, designed for modern living with low maintenance in mind.

Externally, the home benefits from a low-maintenance rear garden, providing a secure outdoor space for children to play or adults to unwind with minimal upkeep required. The front of the property offers further curb appeal with scope for off-road parking, subject to the usual planning consents.

Location is key, and this property does not disappoint. Just 0.8 miles from Leagrave Railway Station, commuters will appreciate the quick and easy access into Central London and beyond. In addition, a range of local amenities including shops, schools, parks and bus routes are right on your doorstep, making day-to-day living incredibly convenient.

Whether you're taking your first step onto the property ladder or looking for a buy-to-let opportunity with strong rental potential, this home ticks all the boxes.



Approximate total area <sup>(1)</sup>
869 ft <sup>2</sup>
80.8 m <sup>2</sup>
Reduced headroom
15 ft <sup>2</sup>
1.4 m <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360





## 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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