



**venture**  
RESIDENTIAL

Hutton Close, Luton, Bedfordshire, LU4 9QW

Price £290,000 Freehold



Venture Residential are delighted to bring to the market this beautifully presented two-bedroom end-of-terrace home, ideally located on Hutton Close in the popular LU4 area of Luton





# Hutton Close

Luton, LU4 9QW



- 8-minute walk to Leagrave train station – excellent for commuters
- Immaculately presented – ready to move in
- Open-plan living space – bright, spacious, and versatile
- Two double bedrooms, each with an en-suite – added privacy and luxury
- Chalney School catchment area – ideal for families
- Beautiful rear garden – private and well-kept outdoor space
- Downstairs cloakroom – everyday convenience

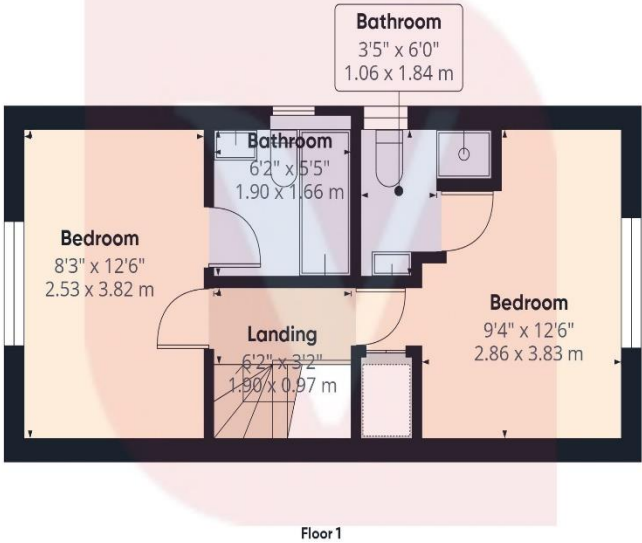
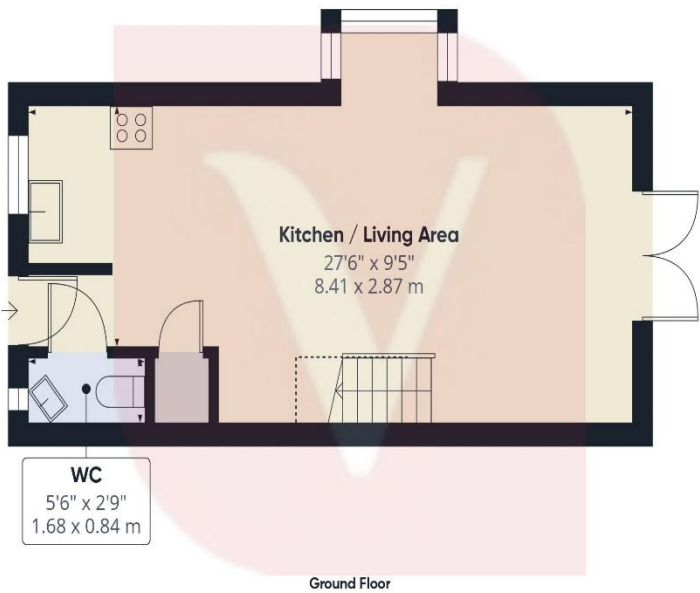


As you step inside, you are welcomed by a bright and airy open-plan living space, cleverly designed to provide a modern and spacious feel. The layout allows for a comfortable lounge area as well as ample room for a dining table – perfect for both everyday living and entertaining guests. A downstairs cloakroom adds to the practicality of the home, offering that extra touch of convenience for family life or visiting guests.

Upstairs, you'll find two generously sized double bedrooms, each boasting its own private en-suite – a rare and highly desirable feature that provides added privacy and flexibility, whether you're living with a partner, children, or considering rental potential.

Externally, the property continues to impress with a well-maintained rear garden, ideal for enjoying summer evenings, weekend barbecues, or simply relaxing outdoors in your own private space.

This home is in immaculate condition throughout, offering a modern and tasteful finish that allows you to move straight in without lifting a finger.



Approximate total area<sup>(1)</sup>  
665 ft<sup>2</sup>  
61.7 m<sup>2</sup>

Reduced headroom  
14 ft<sup>2</sup>  
1.3 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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