



venture
RESIDENTIAL

Clarendon Road, Luton, Bedfordshire, LU2 7PJ

Offers in Excess of £300,000 Freehold



Modern 2 bed detached home | Open-plan living with bi-fold doors | Ample parking | Prime LU2 location near station & People's Park



Clarendon Road

Luton, LU2 7PJ



- Two bedroom detached house
- Over 800sq ft of accommodation
- Beautiful condition throughout
- Downstairs cloakroom
- Off road parking for two / three cars
- Large bedrooms
- Four piece family bathroom
- Kitchen equipped with modern appliances
- Walking distance to Luton town railway station



Venture Residential are delighted to present this modern two-bedroom detached home, built just eight years ago and tucked away on the Clarendon Road, LU2. Offering stylish living spaces, contemporary finishes, and a fantastic location close to Luton town centre, this property makes an ideal first-time purchase.

As you step through the welcoming entrance hall, you immediately get a sense of space and light. The ground floor has been thoughtfully designed to maximise modern living. To the front, you'll find a good-sized bedroom that can be used flexibly as a guest room, home office, or children's bedroom. A handy downstairs cloakroom adds to the convenience of this floor.

The real heart of the home is the spacious open-plan kitchen and living area, perfect for both relaxing and entertaining. The kitchen comes fitted with a range of modern appliances, sleek cabinetry, and ample workspace, while the living area provides a comfortable setting to unwind. The space is enhanced by stylish bi-fold doors that open directly onto the garden, seamlessly blending indoor and outdoor living. Whether it's enjoying a summer barbecue or simply letting in the fresh air, this feature is a true highlight.

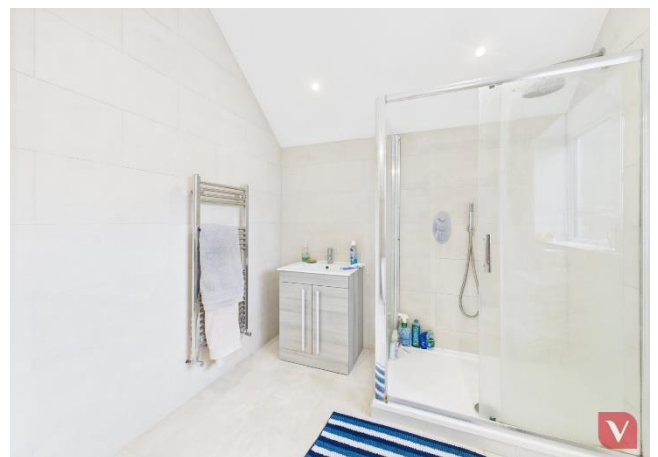
Heading upstairs, you are greeted by a generous master bedroom, complete with eaves storage that keeps belongings neatly tucked away. A beautifully presented four-piece family bathroom is also located on this floor, offering a bath, separate shower, basin, and WC – the perfect blend of functionality and luxury.

Externally, the property continues to impress. To the front, there is ample off-road parking for multiple vehicles, a highly desirable feature for this central location. To the rear, the garden provides a private outdoor retreat, ideal for relaxing, entertaining, or simply enjoying some quiet time.

Clarendon Road itself is superbly located, sitting just off the popular Old Bedford Road. Residents benefit from being within walking distance to the beautiful People's Park, ideal for weekend strolls and outdoor activities. For commuters, Luton railway station is also within walking distance, providing excellent transport links into London and beyond. Local shops, schools, and amenities are all nearby, making this an incredibly convenient place to call home.

This property is the perfect choice for first-time buyers or professionals seeking a modern, low-maintenance home in a prime location. With its contemporary design, practical layout, and excellent transport connections, it offers the best of both style and convenience.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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