



**venture**  
RESIDENTIAL

Dordans Road, Luton, Bedfordshire, LU4 9BP

Price £290,000 Freehold



Situated on the popular Dordans Road in Luton (LU4), this charming two-bedroom end-of-terrace home offers a wonderful opportunity for first-time buyers, small families, or those seeking a property in a convenient and well-connected location.





# Dordans Road

## Luton, LU4 9BP

- END OF TERRACE
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN / DINER
- SEPARATE LIVING ROOM
- CHALLNEY SCHOOL CATCHMENT
- LARGE OUTBUILDING
- LARGE REAR GARDEN
- CLOSE TO LEAGRAVE TRAIN STATION
- CLOSE TO MARSH ROAD SHOPS AND RESTAURANTS
- GOOD LINK TO M1 MOTORWAY



Situated on the popular Dordans Road in Luton (LU4), this charming two-bedroom end-of-terrace home offers a wonderful opportunity for first-time buyers, small families, or those seeking a property in a convenient and well-connected location. The home has been lovingly maintained and offers generous living spaces throughout, combining practicality with comfort.

Upon entering, you are welcomed into a bright and spacious living room that provides the perfect place to relax and unwind after a long day. The separate lounge area is well proportioned, allowing plenty of room for comfortable furnishings and a cosy atmosphere, making it an inviting space for both everyday living and entertaining guests.

To the rear of the home is a large and well-equipped kitchen/diner, offering an excellent balance of style and functionality. This space provides ample room for a dining table and chairs, creating an ideal setting for family meals or social gatherings. The kitchen itself offers plenty of cupboard and countertop space, making it both practical and easy to maintain. Leading on from the kitchen, there is a conservatory that enhances the ground floor living space and brings in an abundance of natural light. The conservatory also benefits from a useful utility area and a conveniently located WC, adding to the practicality of this lovely home.

The first-floor features two generous double bedrooms, both offering a comfortable and peaceful environment with ample space for bedroom furniture and storage. The home has been designed to provide a great sense of balance between living and sleeping areas, making it ideal for a variety of buyers.

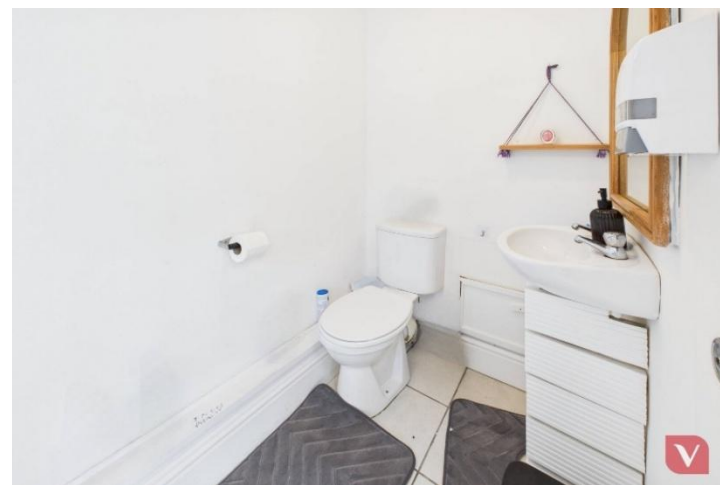
Externally, the property boasts a large rear garden that provides a fantastic outdoor space for families and those who enjoy gardening or entertaining in the warmer months. The garden is mostly laid to lawn, with plenty of potential for landscaping or extending outdoor living. At the rear of the garden, there is a substantial outbuilding that provides additional storage space, perfect for tools, bikes, or general household items.

Dordans Road is ideally positioned close to local amenities including supermarkets, shops, and cafés along Marsh Road High Street. The property is within the Challney School catchment area, making it a popular choice for families. For commuters, Legrave Train Station is close by, providing direct links into London, while the nearby M1 motorway offers excellent road connections to surrounding towns and cities.

This lovely end-of-terrace home perfectly combines generous living space, a fantastic garden, and a highly convenient location, making it an excellent choice for those seeking a property ready to move straight into.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 Plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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## 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.

