



Ashwell Avenue, Luton, Bedfordshire, LU3 3AU

Price £300,000 Freehold



Venture Residential are pleased to present this extended two bedroom semi-detached home, ideally located on Ashwell Avenue in the popular Sundon Park area of Luton.



# Ashwell Avenue

Luton, LU3 3AU



- Two Bedroom Semi-Detached Home
- Extended to the Rear
- Good Condition Throughout
- Good Size Rear Garden
- Driveway for Up to Five Cars
- Garage
- No Upper Chain
- Popular Sundon Park Location
- Close to Schools & M1 (J11A)



Venture Residential are pleased to present this extended two-bedroom semi-detached home, ideally located on Ashwell Avenue in the popular Sundon Park area of Luton.

Offered to the market in good condition throughout and with no upper chain, this property is perfect for first-time buyers, small families or investors looking for a well-positioned home with excellent transport links.

The ground floor accommodation comprises a spacious lounge, a separate dining area and a fitted kitchen overlooking the rear garden, creating a practical and sociable living space. The property also benefits from a ground floor bathroom, adding to the convenience of the layout. The rear extension enhances the overall living space, making it ideal for modern day living.

Upstairs, the property offers two generous double bedrooms, providing comfortable accommodation.

Externally, the home features a good-sized rear garden, perfect for outdoor enjoyment. To the front, there is a large driveway with space for up to five vehicles, along with a garage, offering excellent parking and storage options.

Ashwell Avenue is well located within Sundon Park, with Lealand's High School and a range of primary schools nearby, making it a great choice for families. The property also benefits from easy access to Junction 11A of the M1 motorway, ideal for commuters.

Venture Residential's View:

A fantastic opportunity to purchase a well-maintained and extended home in a popular location, offering great parking, good living space and no upper chain.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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