



Troon Gardens, Luton, Bedfordshire, LU2 7GB

Price £400,000 Freehold



Situated within a quiet cul-de-sac in the highly regarded Bushmead area of Luton, Venture Residential are delighted to present this beautifully maintained three-bedroom family home on Troon Gardens, LU2.



# Troon Gardens

## Luton, LU2 7GB



- Three-bedroom family home
- Immaculate condition throughout
- Extended to the rear with bi-fold doors
- Bright dining/family space
- Recently refitted family bathroom
- Neat rear garden with palm tree
- Two off-street parking spaces
- Quiet cul-de-sac location
- Overlooking Warden Hills
- Sought-after Bushmead area (LU2)



Situated within a quiet cul-de-sac in the highly regarded Bushmead area of Luton, Venture Residential are delighted to present this beautifully maintained three-bedroom family home on Troon Gardens, LU2.

Having been lovingly cared for by the current owners for over 15 years, the property is presented in a cosy, immaculate condition throughout and is now ready for its next owners to move in immediately. This is a home that has clearly been well looked after, offering a warm and welcoming atmosphere from the moment you step inside.

The ground floor offers a comfortable living arrangement, complemented by a rear extension that creates a bright and spacious dining or family area. This space benefits from bi-fold doors, allowing an abundance of natural light to flood in and seamlessly connect the indoor living area with the garden. It is an ideal setting for everyday family life as well as entertaining guests, particularly during the warmer months.

Externally, the rear garden is neat, well maintained, and thoughtfully arranged, featuring a distinctive palm tree that adds character and a pleasant focal point. The garden offers a peaceful and private outdoor space, perfect for relaxing, hosting summer gatherings, or enjoying time with family and friends.

Upstairs, the property comprises three well-proportioned bedrooms, all presented in excellent decorative order. The accommodation is completed by a recently refitted family bathroom, finished to a modern standard and ready for immediate use.

The home further benefits from two allocated parking spaces, providing convenient off-street parking. Positioned within a no-through road, the cul-de-sac location ensures minimal traffic, making it particularly appealing to families and those seeking a quiet residential setting.

Troon Gardens is widely regarded as a desirable and well-established area, offering a strong sense of community. The property enjoys pleasant surroundings, with views and access to Warden Hills, providing plenty of open green space ideal for dog walking, exercise, or leisurely strolls. Local amenities, schools, and transport links are within easy reach, making this an excellent location for both convenience and lifestyle.

This is a rare opportunity to acquire a carefully maintained home in a sought-after location, ready for immediate occupation. Early viewing is highly recommended.





## 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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