

venture RESIDENTIAL

Arundel Road, Luton, Bedfordshire, LU4 8FZ

Price £320,000 Freehold



Venture Residential are delighted to present this rarely available two bedroom home, built approximately 7 years ago and offered in immaculate, move-in ready condition.



Arundel Road

Luton, LU4 8FZ



- ★ Two Bedroom Modern Home (Approx. 7 Years Old)
- ★ Immaculate Condition Throughout
- ★ Spacious Lounge / Diner
- ★ Modern Fitted Kitchen
- ★ Downstairs W/C
- ★ En-Suite to Master Bedroom
- ★ Family Bathroom
- ★ Generous Rear Garden
- ★ Two Allocated Parking Spaces
- ★ Close to Leagrave Train Station
- ★ Excellent Access to Schools & Amenities
- ★ Ideal First Time Buy or Investment



Venture Residential are delighted to present this rarely available two-bedroom home, built approximately 7 years ago and offered in immaculate, move-in ready condition.

This modern property is ideal for first-time buyers, small families or investors looking for a well-maintained home with contemporary features and excellent convenience.

The ground floor comprises a welcoming entrance hall, leading to a modern fitted kitchen positioned to the front, while to the rear, you'll find a spacious lounge/diner, providing a great space for both relaxing and entertaining. The lounge offers direct access to the private rear garden, creating a seamless indoor-outdoor flow. A downstairs W/C completes the ground floor accommodation.

Upstairs, the property continues to impress with a bright landing leading to two well-proportioned bedrooms and a modern family bathroom. One of the bedrooms further benefits from its own en-suite, adding an extra level of convenience and appeal.

Externally, the property boasts a generous rear garden, ideal for outdoor entertaining or low-maintenance enjoyment. To the front, there are two allocated parking spaces, a highly sought-after feature for modern living.

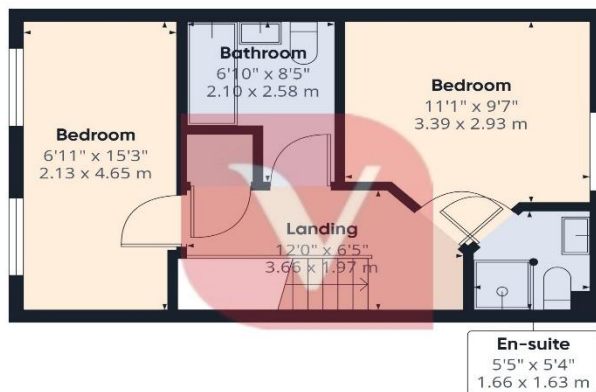
The property is ideally located just over a mile from Leagrave Train Station, offering direct links into London, and is within proximity to a range of local schools, shops and amenities, making it perfect for commuters and families alike.

Venture Residential's View:

A fantastic opportunity to acquire a modern, well-presented home in a convenient location. With allocated parking, en-suite facilities and a great layout, this property is ready for its next owners to move straight in and enjoy.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
749 ft²
69.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

