



venture

RESIDENTIAL

The Grove, Luton, Bedfordshire, LU1 5PE

Price £360,000 Freehold



Venture Residential are delighted to present to the market this well-positioned three-bedroom semi-detached home, located on The Grove in the highly sought-after Farley Hill area of LU1.



The Grove

Luton, LU1 5PE



- Three-bedroom semi-detached home
- Chain free
- Located in Farley Hill
- Large rear garden
- Off-road parking
- Close to Junction 10 of the M1
- Walking distance to Stockwood Park
- Ideal family home or first-time purchase
- Potential to extend (STPP)
- Near well-regarded schools



Venture Residential are delighted to present to the market this well-positioned three-bedroom semi-detached home, located on The Grove in the highly sought-after Farley Hill area of LU1.

Offered to the market chain free, this property presents a fantastic opportunity for buyers seeking a straightforward and hassle-free move, making it ideal for families, first-time buyers, or those looking to upsize.

The property offers well-proportioned accommodation throughout, with a bright and spacious layout that is perfectly suited for modern family living. The ground floor provides a comfortable living space, while upstairs features three good-sized bedrooms and a family bathroom.

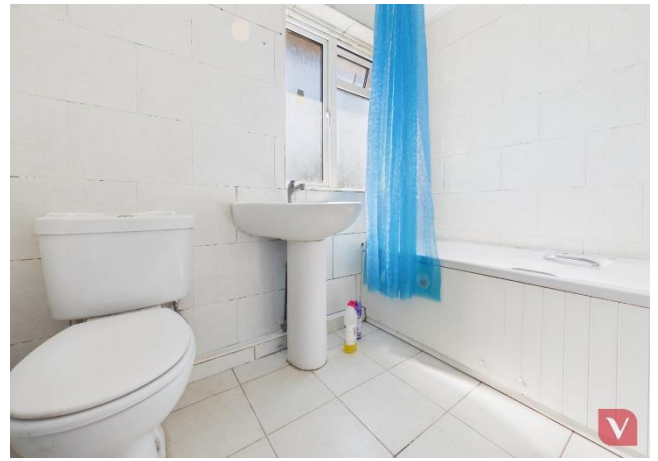
Externally, the home benefits from a large rear garden, offering excellent outdoor space for families, entertaining, or potential future extension (STPP). To the front, there is off-road parking, adding further convenience.

Situated in the desirable Farley Hill area, the property is ideally located close to Junction 10 of the M1 motorway, making it perfect for commuters. The popular Stockwood Park is also nearby, offering beautiful green space, golf course facilities, and leisure opportunities.

Families are well catered for with a number of reputable schools in the area, including Hillborough Junior School and The Stockwood Park Academy, both within easy reach.

This is a great opportunity to acquire a home in a prime residential location with strong transport links and excellent local amenities. Early viewing is highly recommended.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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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