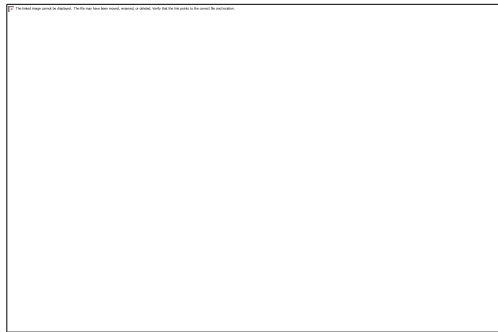
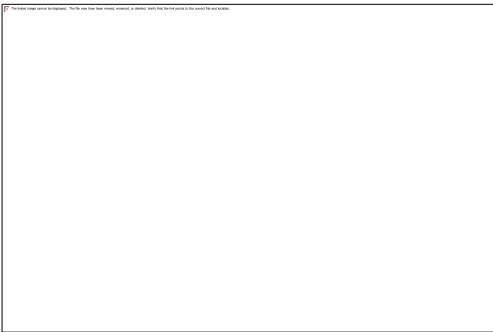
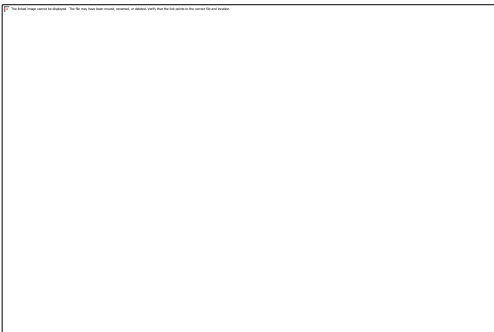


Villiers Close | Luton



## Monthly Rental Of £1,050

Are you looking for a three bedroom home? Do you want to be close to Leagrave Train station? Do your children attend Challney High School? Call us to arrange an appointment to view on 01582 249155.

01582 249155

[www.venture-residential.co.uk](http://www.venture-residential.co.uk)

## Description

Venture Residential are pleased to bring to the market this well presented three bedroom link-detached home situated in the popular Leagrave area of Luton. This lovely home is perfect for the growing family.

The property briefly comprises an entrance hall, cloakroom, lounge/diner and kitchen to the ground floor. On the first floor there are three bedrooms and a family bathroom.

Externally this property has a small garden with off road parking and garage to the front and side as well as a laid to lawn to lawn garden to the rear.

This property is ideally located in within easy each of local shops and amenities as well as being close to Leagrave train station which is perfect for someone who is looking to commute in and out of London. This area is popular with families and children will often attend Challney High Schools.

Call us today to arrange a viewing on 01582 249155.

## Ground floor

### Entrance Hall

Door to front aspect and laminate flooring.

### Cloakroom

Double glazed window to front aspect, low level WC, wash hand basin, radiator and laminate flooring.

### Lounge/Diner 11' 2" x 14' 5" (3.4m x 4.4m)

(2.0m x 1.0m) L-shaped lounge/diner, double glazed window to rear aspect, radiator, television aerial point, under stairs cupboard, laminate flooring and double glazed patio doors to rear aspect.

### Kitchen 9' 2" x 7' 10" (2.8m x 2.4m)

Fitted kitchen with a range of wall and base units with work surfaces, stainless steel sink unit, splash back tiling, plumbing for washing machine, space for fridge freezer, central heating boiler and double glazed window to the front aspect.

### Front garden

Small garden with off road parking to the front and side with access to garage.

### Rear Garden

Mainly laid to lawn with patio area and fence surround.

### Garage 17' 5" x 9' 2" (5.3m x 2.8m)

Up and over door with power and lighting.

## First floor

### First Floor Landing

Stairs from entrance hall and loft access.

### Bedroom 1 8' 2" x 14' 5" (2.5m x 4.4m)

Double glazed window to front aspect and radiator.

### Bedroom 2 9' 6" x 6' 7" (2.9m x 2.0m)

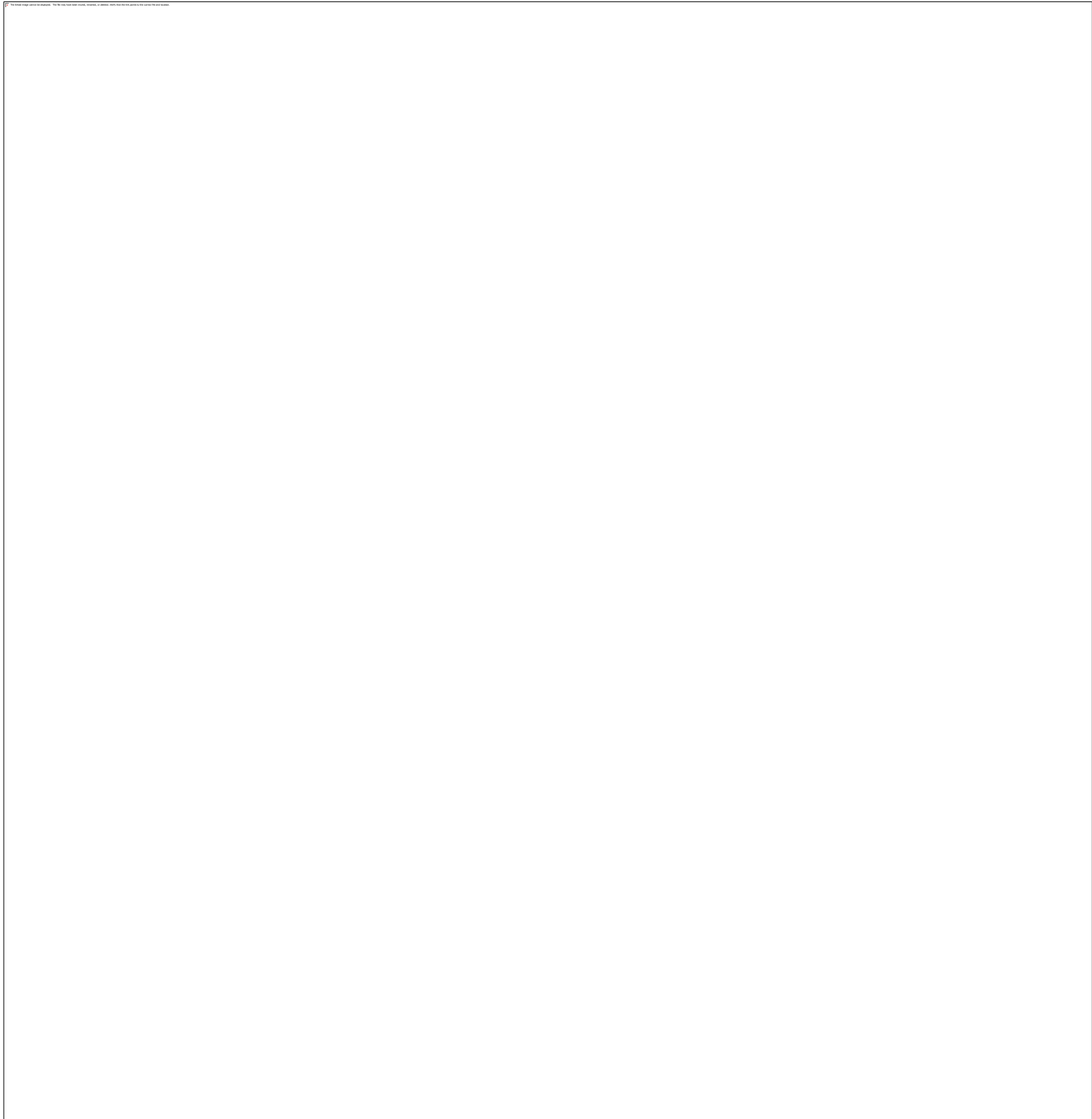
Double glazed window to rear aspect and radiator.

### Bedroom 3 7' 7" x 6' 7" (2.3m x 2.0m)

Double glazed window to rear aspect and radiator.

### Bathroom

Double glazed window to side aspect, Bath, shower over bath, wash hand basin with vanity unit, low level WC, shaver point and part tiled.



Venture Residential

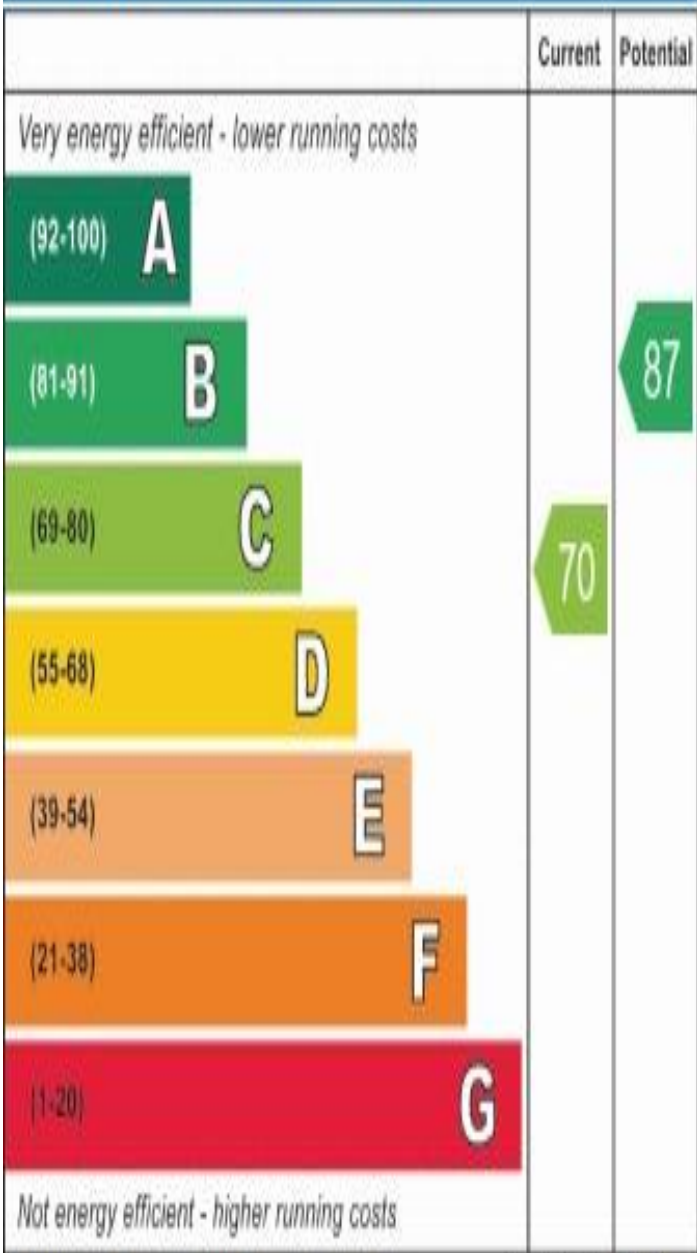
Leagrave Train Station 9 Compton Avenue Luton Bedfordshire LU4 9AX

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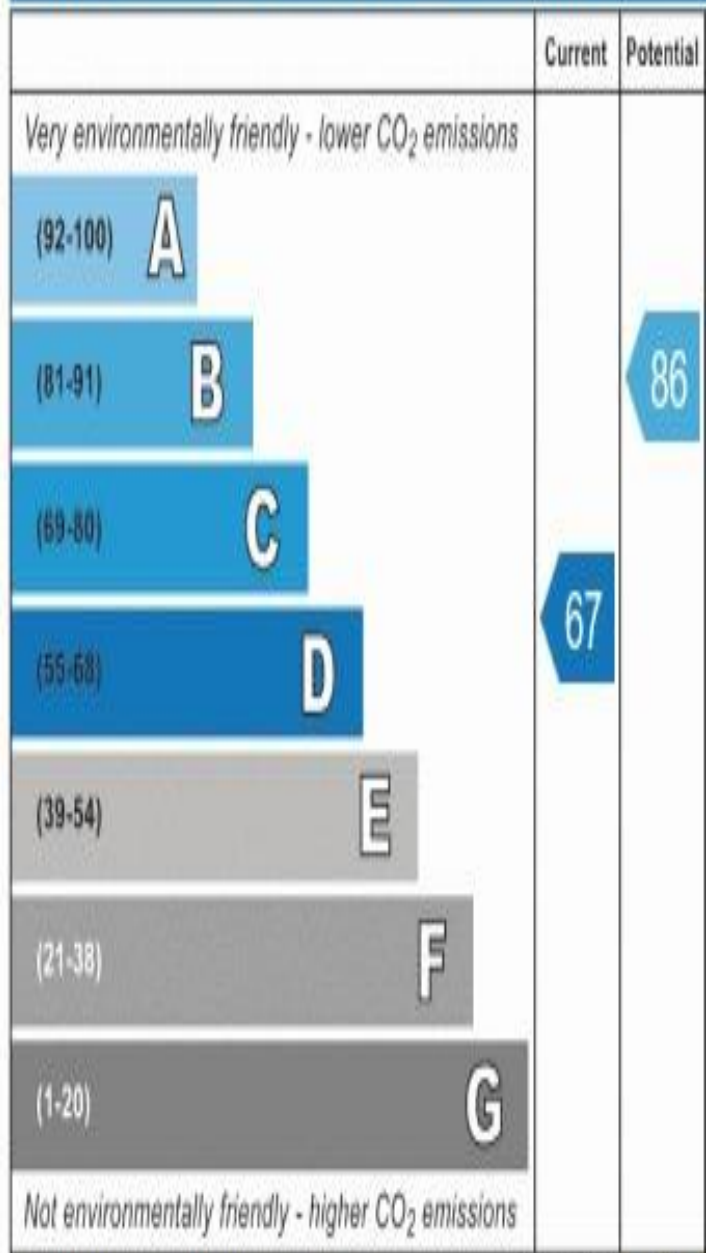


## Energy Efficiency Rating



England, Scotland & Wales EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales EU Directive 2002/91/EC