



Cedar Close, Luton, Bedfordshire, LU4 0SQ
Price Offers In Excess of £325,000 Freehold



Venture Residential are delighted to bring to the market this well-presented three-bedroom mid-terrace property, situated in the highly sought-after Lewsey Farm area.



Cedar Close

Luton, LU4 0SQ



- Three bedroom terraced
- Off road parking for two vehicles
- Sought after Lewsey farm location
- Open plan lounge / diner
- Lovely log burner
- Rear garden with patio and lawn
- Close to local amenities



Venture Residential are delighted to bring to the market this well-presented three-bedroom mid-terrace property, situated in the highly sought-after Lewsey Farm area of Leagrave. Offering spacious accommodation, off-street parking, and excellent transport links, this home is a fantastic opportunity for first-time buyers and investors alike.

Upon entering the property, you are welcomed into a bright and airy entrance hall, leading to a well-sized kitchen area with ample storage and workspace. The open-plan lounge and dining area provides a generous and flexible living space, perfect for relaxing or entertaining guests. Large windows allow plenty of natural light to flow through, enhancing the warm and inviting atmosphere of the home.

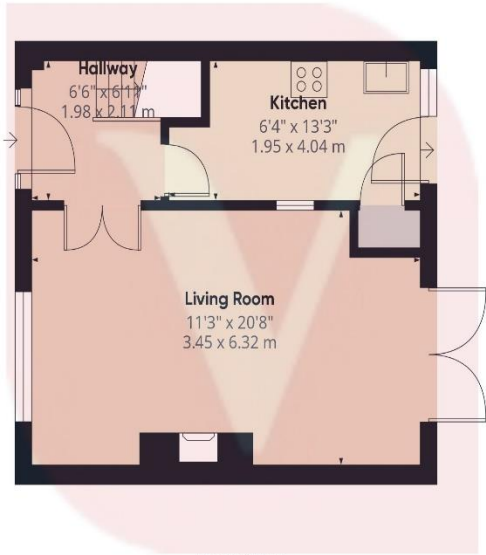
Upstairs, the property boasts three well-proportioned bedrooms, all offering comfortable living space with room for storage. The family bathroom suite is neatly presented, featuring essential fixtures and fittings to cater to the needs of a growing family. The layout of the home ensures practicality and functionality, making it an ideal choice for a variety of buyers.

Externally, the property benefits from off-street parking for two vehicles, providing convenience for homeowners and visitors. The rear garden is a combination of a patio area and lawn, offering a great space for outdoor relaxation or family gatherings. Additionally, there are two brick-built outbuildings, ideal for storage or potential workspace solutions.

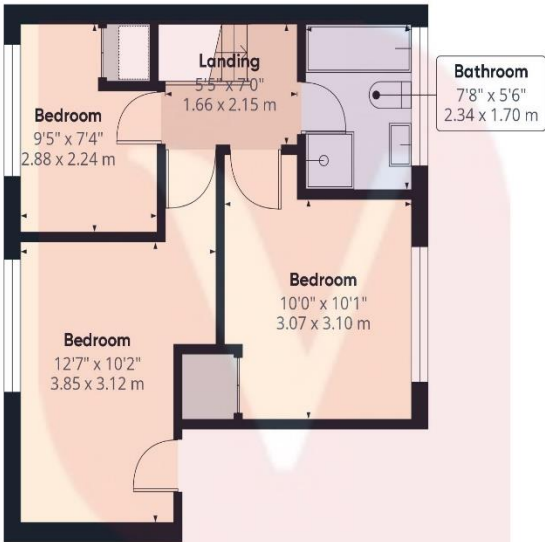
Cedar Close is located in a well-connected and desirable area, with Luton & Dunstable Hospital, Leagrave Train Station, and the M1 motorway all within easy reach. These excellent transport links make commuting to London and surrounding areas simple and efficient.

For day-to-day essentials, residents will find an array of local amenities just a short walk away, including shops, supermarkets, doctors' surgeries, and well-regarded schools. This ensures convenience for families and professionals looking for a home in a thriving and well-established community.

With its spacious layout, convenient location, and potential for personalisation, this home is a great option for first-time buyers looking to step onto the property ladder or investors seeking a high-demand rental property.



Ground Floor



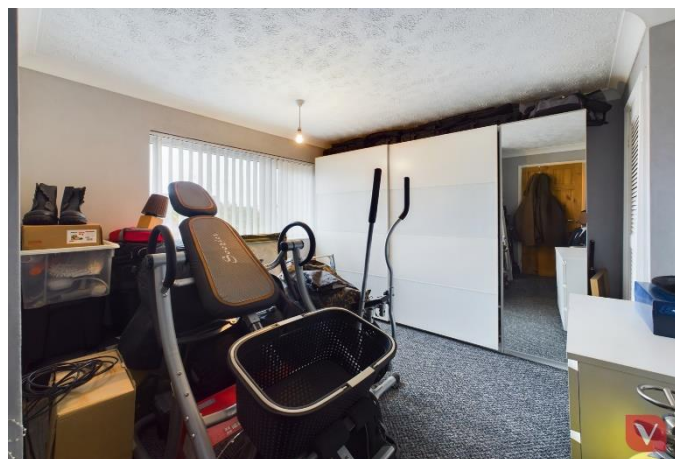
Floor 1

Approximate total area⁽¹⁾
737.44 ft²
68.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C	69	
(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	



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.



9 Compton Avenue,
Luton,
Bedfordshire,
LU4 9AX

T: 01582 249155
E: info@venture-residential.co.uk

