



Swan Mead, Luton, Bedfordshire, LU4 0YP

Price £265,000 Freehold



Welcome to this charming terrace property located in Luton, Bedfordshire. Priced at £265,000, this two-bedroom home offers a perfect blend of modern convenience and traditional charm.



# Swan Mead

Luton, LU4 0YP



- 2 Bedroom
- Mid Terrace
- Close to Luton and Dunstable hospital
- Easy access to M1 junction 11
- Easy access to Leagrave rain station
- No upper chain
- Ideal First time buy or buy to let investment
- Downstairs WC



As you enter the property, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with your loved ones. The neutral decor and large windows flood the room with natural light, creating a warm and inviting atmosphere.

The well-equipped kitchen boasts ample storage space and modern appliances, making meal preparation a breeze. The adjacent dining area is ideal for enjoying family meals or hosting dinner parties.

Upstairs, you will find two generously sized bedrooms, both offering plenty of space for storage and relaxation.

Outside, the property benefits from a private garden, providing a peaceful retreat for enjoying the outdoors.

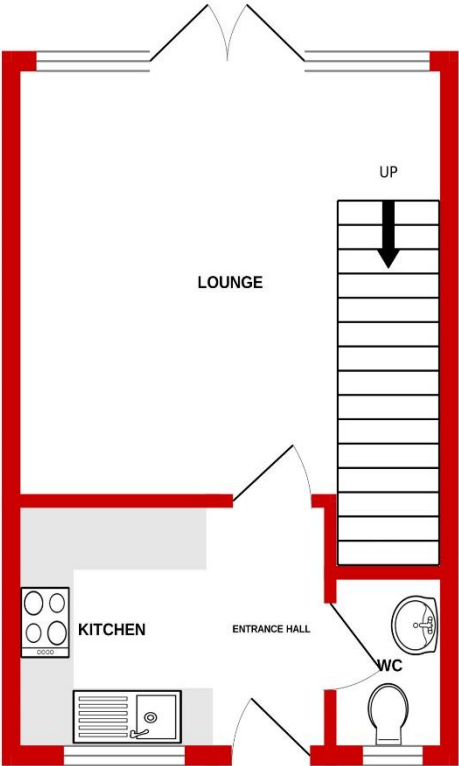
Located in Luton, Bedfordshire, this property is ideally situated for those looking to enjoy all that this vibrant town has to offer. Luton is home to a variety of shops, restaurants, and cafes, providing plenty of options for dining and entertainment.

For those who enjoy the great outdoors, Wardown Park is just a short distance away, offering beautiful green spaces, a museum, and a boating lake. The Stockwood Discovery Centre is also nearby, showcasing the history of the local area through interactive exhibits and displays.

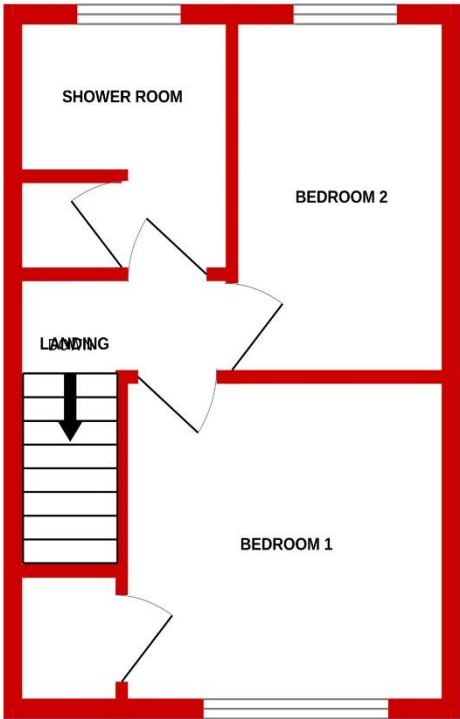
Luton is well-connected by both road and rail, making it easy to explore the surrounding areas. The M1 motorway is just a short drive away, providing access to London and the rest of the UK. Luton Airport is also within easy reach, offering a range of domestic and international flights.

Overall, this terrace property in Luton, Bedfordshire offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. With its convenient location, modern amenities, and charming features, this home is sure to impress. Don't miss out on the chance to make this property your own and start enjoying everything that Luton has to offer.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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