

River Way | Luton



venture  
residential



## Monthly Rental Of £1,450

Are you looking for a three-bedroom home close to Leagrave Train Station that has been completely refurbished? This is the home for you! Call today to arrange a viewing on 01582 249155.

01582 249155

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



## Description

Venture Residential are delighted to offer to market this stunning 1930s three bedroom family home that has just had a complete re-furb completed. 'Riverway' is a popular road due to its close proximity to Leagrave train station (10 minutes walk), good primary and secondary schools and a busy high street with a vast range of shops and restaurants only 7 minutes walk away. Internally the home offers a lounge, dining room with patio doors to the rear garden and kitchen to the ground floor. To the first floor there are three good sized bedrooms along with a brand-new family bathroom. Viewing is recommended on this highly sought after family home.



## Ground floor

### Entrance Hall 12' 2" x 4' 11" (3.7m x 1.5m)

Carpet flooring, Radiator, Double glazed window and door to front, Doors to all rooms, Under stairs storage, Stairs rising to first floor.

### Lounge 9' 10" x 13' 1" (3.0m x 4.0m)

Carpet flooring, Double glazed bay window to front aspect, Radiator, TV and telephone point.

### Dining Room 10' 10" x 9' 10" (3.3m x 3.0m)

Wood laminate flooring, Double glazed double doors to patio area, Radiator, TV and telephone points, Opening to kitchen.

### Kitchen 11' 6" x 6' 7" (3.5m x 2.0m)

Wood laminate flooring, Double glazed window and door to rear, Brand new Howden fitted kitchen with integrated electric oven and gas hob, Stainless steel sink with mixer tap, Extractor hood, Splash back tiles, Space and plumbing for washing machine and dish washer. Brand new Glow Worm combi boiler.

### Rear Garden

A lovely tiered garden with paved area, steps rising to lawn and shed.



## First floor

### First Floor Landing 5' 11" x 6' 3" (1.8m x 1.9m)

Doors to all rooms, Double glazed window to side, Loft access.

### Bedroom One 13' 5" x 10' 2" (4.1m x 3.1m)

Double glazed bay window to front, Radiator, Carpet flooring, TV point.

### Bedroom Two 11' 2" x 8' 10" (3.4m x 2.7m)

Carpet flooring, Double glazed window to rear, Radiator.

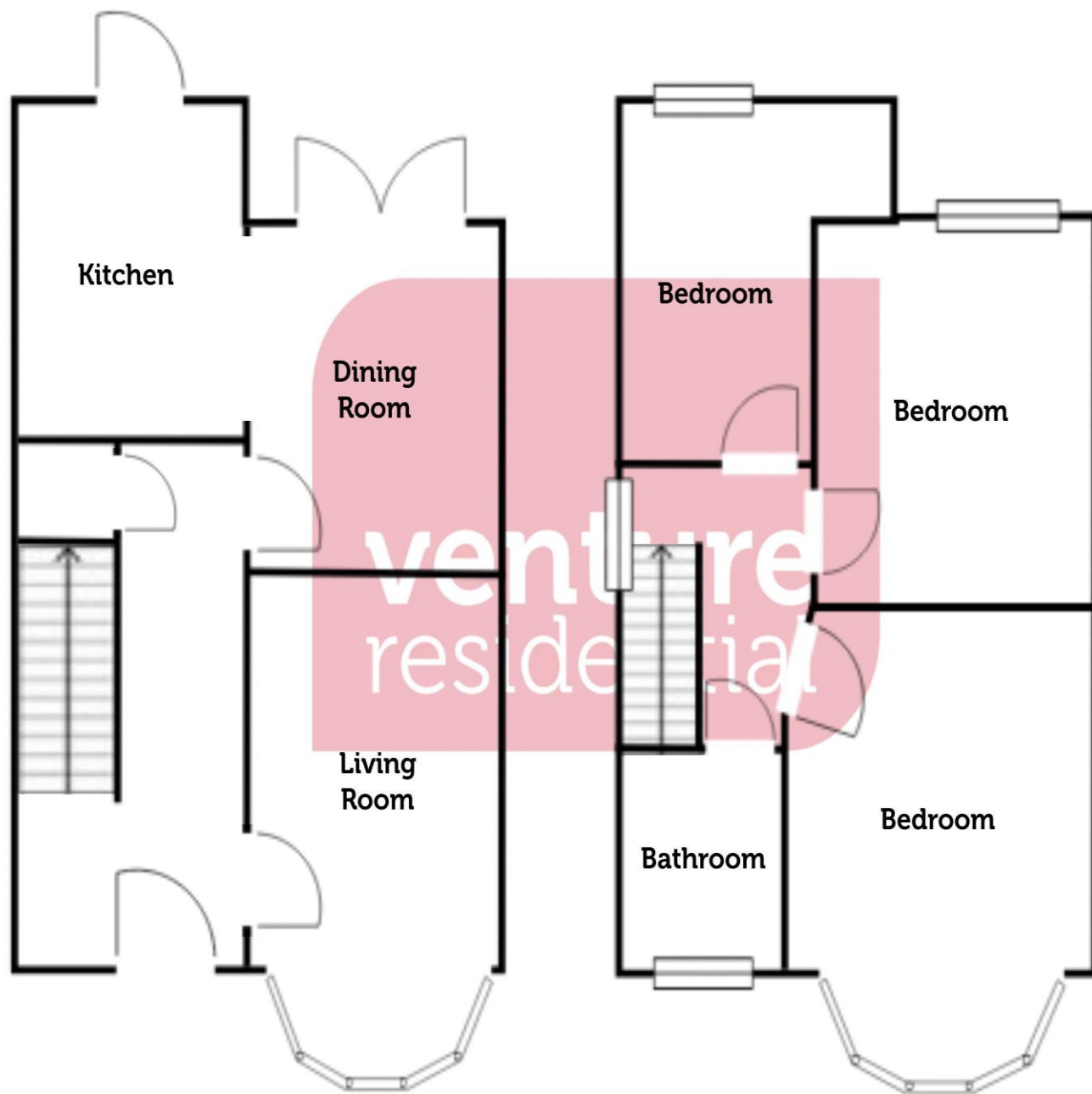
### Bedroom Three 11' 2" x 6' 7" (3.4m x 2m)

Double glazed window to rear, Radiator.

### Bathroom

Wood laminate flooring, Low level WC, Bath with shower over, Double glazed frosted window to front aspect Chrome heated towel rail., Pedestal sink with tiled splash back.





Venture Residential

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