



venture
RESIDENTIAL

Holkham Close, Luton, Bedfordshire, LU4 0YN

Price £325,000 Freehold



Venture Residential are delighted to bring to the market this well-presented three-bedroom mid-terrace family home, situated in the quiet and popular cul-de-sac of Holkham Close in Luton.



Holkham Close

Luton, LU4 0YN



- Three bedroom mid terraced
- Two reception rooms
- Downstairs cloakroom and first floor bathroom
- Off road parking
- Lovely rear garden
- Located by the popular Lewsey Park
- Primary and Secondary schools within walking distance



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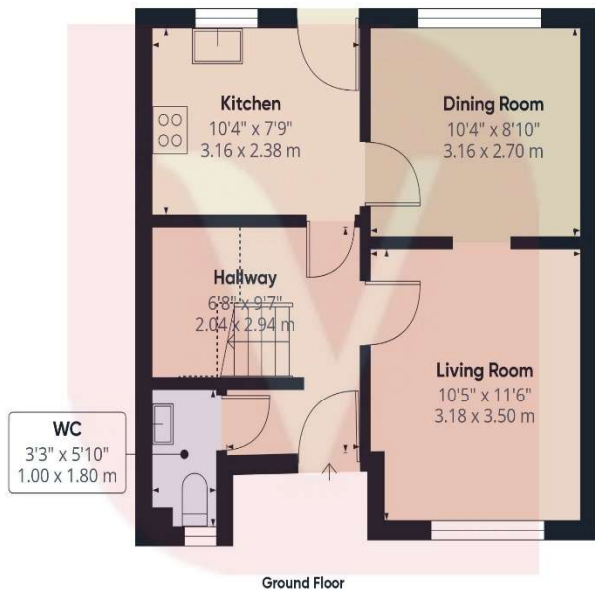
Ideally suited for families, this spacious property offers generous accommodation throughout and enjoys a fantastic location opposite the much-loved Lewsey Park. With excellent transport links, local schools, and amenities all within easy reach, this is a home that offers both comfort and convenience.

On the ground floor, the property comprises a welcoming entrance hall, a handy downstairs cloakroom, a bright and functional kitchen with ample worktop and storage space, and direct access to the rear garden—ideal for family gatherings or summer dining. A separate dining room provides a great space for formal meals or entertaining, while the spacious lounge to the front of the home offers a relaxing retreat for the whole family.

Upstairs, the property continues to impress with three generously sized double bedrooms, providing ample space for growing families or those in need of a home office or guest room. The accommodation is completed by a well-appointed family bathroom featuring a three-piece suite.

Additional features include gas central heating and double glazing, ensuring a warm and energy-efficient living environment. Externally, the home benefits from off-road parking, while the rear garden offers an ideal space for children to play or for adults to unwind.

Located in a highly desirable part of Luton, the property is perfectly positioned opposite Lewsey Park—great for outdoor activities and weekend walks. The well-regarded Chalk Hills Academy is just a 10-minute walk away, making the school run easy and stress-free. Luton & Dunstable Hospital is within walking distance, which is ideal for healthcare professionals or those seeking nearby medical services. For commuters, Junction 11 of the M1 motorway is just a short drive away, providing excellent road links, and there are also good public transport connections close by.



Approximate total area⁽¹⁾
788.47 ft²
73.25 m²

Reduced headroom
24 ft²
2.23 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(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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