



Kestrel Way, Luton, Bedfordshire, LU4 0UD

Price £265,000 Freehold



Welcome to this charming mid-terraced property located in the vibrant town of Luton, Bedfordshire. Priced at £265,000, this delightful home offers a perfect blend of comfort and convenience.



Kestrel Way

Luton, LU4 0UD



- 2 Bedrooms
- Chain Free
- On Road Parking
- Ideal Location
- Close to Amenities
- Mid Terraced
- Viewing Highly Recommend



Welcome to this charming mid-terrace property located in the vibrant town of Luton, Bedfordshire. Priced at £275,000, this delightful home offers a perfect blend of comfort and convenience.

Upon entering the property, you are greeted by a spacious reception room, ideal for relaxing and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The modern kitchen is well-equipped with all the necessary appliances, making meal preparation a breeze.

Upstairs, you will find two well-appointed bedrooms, both offering ample space and storage options. The bathroom is sleek and stylish, featuring contemporary fixtures and fittings.

Outside, the property boasts a lovely rear garden, perfect for enjoying the outdoors and al fresco dining. Additionally, off-road parking is available for your convenience.

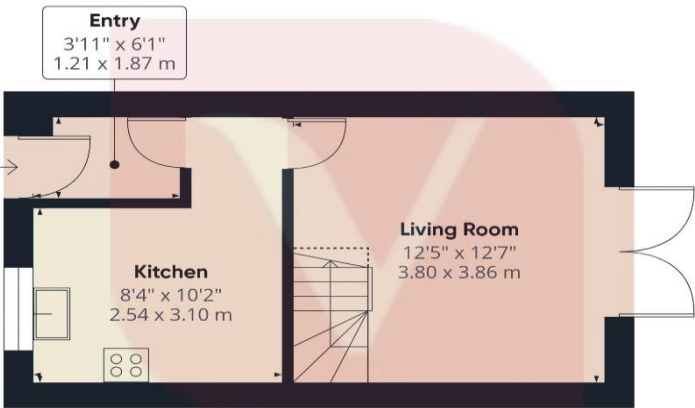
Located in the heart of Luton, this property is within easy reach of a wide range of amenities, including shops, restaurants, and schools. Luton Airport Parkway station is just a short distance away, providing excellent transport links to London and beyond.

Luton itself offers a wealth of attractions and activities for residents to enjoy. The town is home to a number of parks and green spaces, perfect for leisurely strolls or picnics. The Stockwood Discovery Centre is a popular cultural attraction, showcasing local history and art exhibitions.

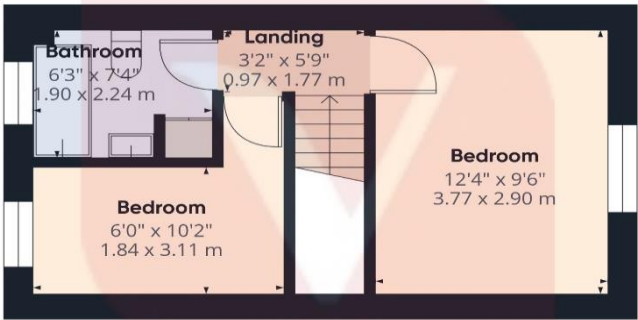
For those who enjoy shopping, the Mall Luton offers a fantastic selection of shops and eateries, while the Luton Market is a great place to pick up fresh produce and unique gifts. Sports enthusiasts will appreciate the variety of facilities available, including gyms, swimming pools, and sports clubs.

Luton also hosts a number of annual events and festivals, celebrating everything from music and food to culture and heritage. The town's vibrant nightlife scene offers a range of bars, pubs, and clubs, ensuring there is something for everyone to enjoy.

Overall, this mid-terraced property in Luton presents an excellent opportunity for buyers looking to settle in a bustling town with plenty to offer. Don't miss out on the chance to make this wonderful property your new home. Contact us today to arrange a viewing and start your journey towards owning your dream home in Luton, Bedfordshire



Ground Floor



Floor 1



Approximate total area⁽¹⁾
537 ft²
50 m²

Reduced headroom
8 ft²
0.8 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		90
(81-91) B		
(69-80) C	75	
(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.



**9 Compton Avenue,
Luton,
Bedfordshire,
LU4 9AX**

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

