



Guardian Way, Luton, Bedfordshire, LU1 1BU

Guide Price £350,000-£375,000 Leasehold



Venture Residential are proud to present this stylish and superbly maintained three-bedroom family home, nestled in the ever-popular Dallow Road area of Luton – a location that perfectly balances convenience with community living.



Guardian Way

Luton, LU1 1BU



- Modern home
- 3 Bedrooms
- Immaculate throughout
- Off Road parking
- En-suite to Main bedroom
- Easy access to the M1 and train station



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From the moment you step through the door, you'll notice the care and attention that has gone into making this house a home. Immaculately presented throughout, this property offers a modern and versatile living space ideal for growing families, first-time buyers or those simply looking for a turn-key property with everything in place.

The ground floor welcomes you with a bright entrance hall leading to a contemporary cloakroom, a generous lounge perfect for relaxing evenings, and a spacious open-plan kitchen/diner that's truly the heart of the home. With ample countertop space and room for family meals or entertaining guests, this space flows effortlessly into a handy utility area – a thoughtful addition for modern living.

Upstairs, the main bedroom benefits from a sleek en-suite shower room, while two further bedrooms offer flexible accommodation for children, guests, or a home office. A stylish family bathroom completes the first-floor layout.

Outside, you'll find off-road parking to the front of the property, while the private rear garden provides a low-maintenance outdoor retreat – ideal for summer barbecues, kids' play, or simply unwinding at the end of the day.

Additional Information:

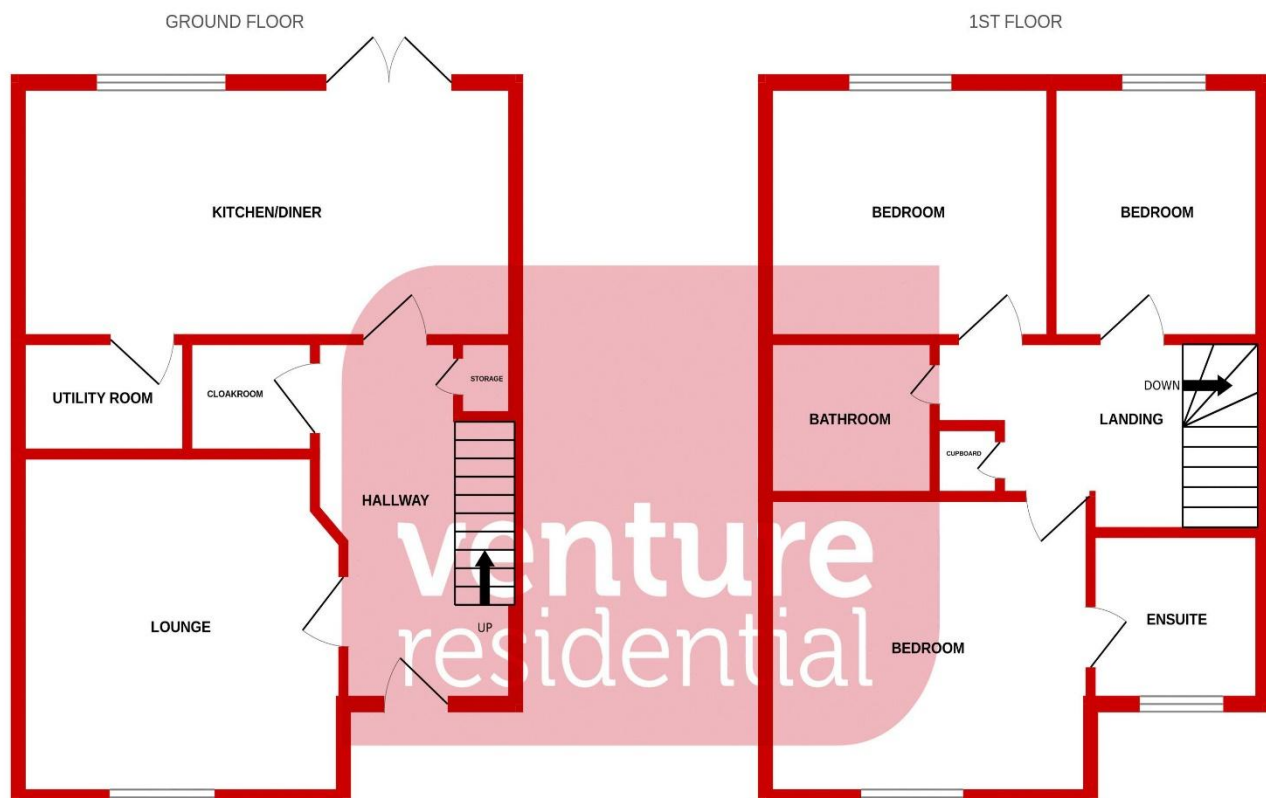
Service Charge: £250 per annum

Ground Rent: £150 per annum

Lease: Approx. 992 years remaining

Located within easy reach of local shops, highly regarded schools and excellent transport links, including Luton Town Centre, the train station and the M1 motorway, this home offers the best of both convenience and lifestyle.

Whether you're stepping onto the property ladder or looking for a home that's ready to move into with minimal fuss, this gem on Dallow Road is not to be missed.



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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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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