



Whitefield Avenue, Luton, Bedfordshire, LU3 3AQ

Price £300,000 Freehold



Venture Residential are delighted to have been instructed to sell this spectacular home situated in the Sundon Park area of Luton. A unique opportunity to purchase this individually designed smart home.



Whitefield Avenue

Luton, LU3 3AQ

- FULLY REFURBISHED
- 2 BEDROOM SMART HOME
- NEWLY FITTED KITCHEN
- NEWLY FITTED BATHROOM
- NEW CARPETS & FLOORING THROUGHOUT
- SMART TECHNOLOGY
- OFF ROAD PARKING FOR 2/3 CARS
- GOOD TRANSPORT LINKS
- POPULAR LOCATION



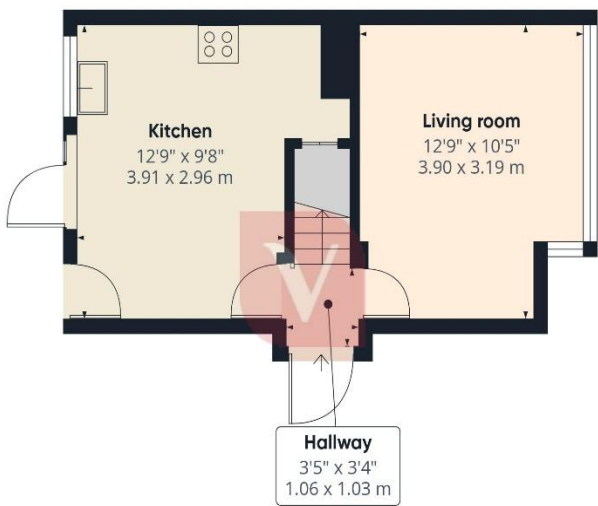
Venture Residential are delighted to have been instructed to sell this spectacular home situated in the Sundon Park area of Luton. A unique opportunity to purchase this individually designed smart home. This property has been fitted with smart lighting, smart music, smart plug socket (where specified) and smart heating system all with digital and manual options.

The entrance hall has been fitted with spotlights, laminate flooring and a hive thermostatic mobile heating option. Moving through into the lounge which has been fitted with an eye level television point which links to the central server allowing for high-speed internet access. In the new fully fitted modern kitchen there are integrated appliances, WIFI point, television point with cat 6 cabling link to central server and a breakfast bar with seating area, USB and power points. Upstairs on the first-floor landing there is access to the loft via a loft ladder which has been fully insulated, boarded and installed with a Velux window. There are two double bedrooms which have been fitted with television points and cat 6 cabling leading to the central server. The bathroom has been newly fitted with a white suite, heated towel rail and marble tiling.

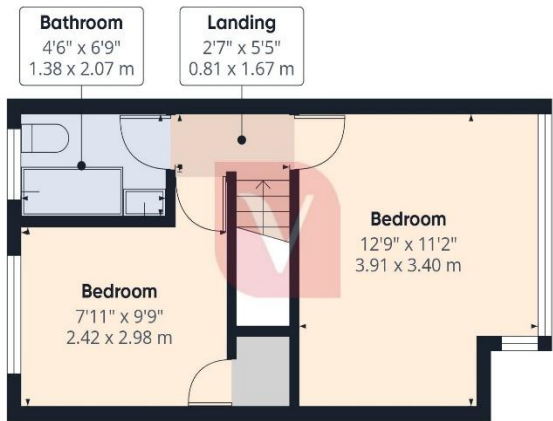
To the front there is a block paved driveway for 2/3 cars and an enclosed rear garden.

The property is ideally located within walking distance to local shops and within easy reach of Leagrave train station, the M1 junction 11a and the new A5 link road. This area is very popular with families of children who attend Sundon Park junior school and Leelands High school.

Viewing is highly recommended!



Ground Floor



Floor 1



Approximate total area^m
570 ft²
52.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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