

# venture RESIDENTIAL

Larkspur Gardens, Luton, Bedfordshire, LU4 8SA

Price £210,000 Freehold



Venture Residential are delighted to bring to the market this well-presented one-bedroom cluster home, making it an ideal choice for first-time buyers or investors alike.



# Larkspur Gardens

Luton, LU4 8SA



- Immaculate one bedroom home
- Large rear garden
- Allocated parking space
- Gas central heating
- Ideal first home to get on the property ladder
- Located off the popular Beechwood Road
- Close to local amenities
- Viewings advised



Venture Residential are delighted to bring to the market this well-presented one-bedroom cluster home, making it an ideal choice for first-time buyers or investors alike.

This charming home has been lovingly maintained by the current owners and benefits from several recent improvements including a new boiler, a modern refitted kitchen and bathroom, and updated double glazing, offering peace of mind for its next owner.

One of the standout features of this property is its private rear garden—a rare find for this style of home—providing an excellent space for relaxing, entertaining, or even a bit of gardening. In addition, the property also comes with allocated parking, adding further convenience for residents or visitors.

Internally, the accommodation comprises a welcoming entrance porch leading into a spacious and bright lounge area, ideal for relaxing after a long day. The modern kitchen is well-equipped with ample storage and workspace, making it perfect for preparing meals and hosting friends or family.

Upstairs, the first-floor landing gives access to a generous master bedroom, which benefits from plenty of natural light and built-in storage options. The bathroom is sleek and contemporary, having been recently updated with quality fittings and finishes.

Located in a quiet and well-established residential area, this property is within walking distance of Leagrave Mainline Train Station, providing direct and convenient links into central London, making it perfect for commuters. The location also offers excellent access to local amenities, including a range of shops, supermarkets, schools, and healthcare facilities.

For those who drive, Junction 11 of the M1 motorway is just a short distance away, offering superb road connectivity to the wider area.

This fantastic home offers a brilliant opportunity to get onto the property ladder in a highly sought-after location. With nothing to do but move in and enjoy, we strongly recommend an early viewing to avoid disappointment.

Contact Venture Residential today to arrange your viewing and take the first step towards owning this lovely home.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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