

# venture RESIDENTIAL

Morgan Close, Luton, Bedfordshire, LU4 9GN

Price £335,000 Freehold



Venture Residential are delighted to bring to the market this well-presented three-bedroom semi-detached family home, ideally positioned within a walking distance to the train station and offered with no upper chain.



# Morgan Close

Luton, LU4 9GN



- No Upper Chain
- Three Bedroom Semi-Detached Family Home
- Just 0.5 Miles to Leagrave Train Station (Direct Links to London)
- Spacious Kitchen/Diner with Garden Access
- En-Suite to Principal Bedroom
- Ground Floor Cloakroom
- Driveway for 2-3 Vehicles & Garage
- Private Enclosed Rear Garden
- Excellent Access to M1 Junction 11
- Ideal First Time Purchase or Family Home



Venture Residential are delighted to bring to the market this well-presented three-bedroom semi-detached family home, ideally positioned within walking distance to the train station and offered with no upper chain.

Perfectly suited to first-time buyers, growing families and commuters alike, the property enjoys a highly convenient location just 0.5 miles from Leagrave Train Station, providing direct rail services into London, while M1 Junction 11 is less than a mile away.

The ground floor welcomes you with a bright entrance hall leading to a generous lounge, ideal for relaxing or entertaining. To the rear of the property is a spacious kitchen/dining room fitted with a range of units, integrated oven, gas hob and extractor hood, with ample space for additional appliances. Patio doors open directly onto the rear garden, creating an excellent indoor-outdoor living space. A convenient cloakroom/WC completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, while a useful airing cupboard provides additional storage from the landing.

Further benefits include gas central heating and double glazing throughout.

To the front, the property enjoys a well-maintained garden alongside a gated driveway providing off-road parking for two to three vehicles, leading to a single garage with front entry and side door access from the rear garden, together with lighting and full power supplied.

The enclosed rear garden offers a patio seating area within a landscaped setting, making it an ideal space for families.

Situated in a popular residential area of Leagrave, the property is within easy reach of local shops, supermarkets, leisure facilities and regular bus routes. Families will appreciate the proximity to well-regarded schools including Beechwood Primary School and Challney High School for Boys & Girls. Excellent transport links via Leagrave Station and the nearby M1 make this an ideal location for commuters travelling into London and beyond.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		86
(69-80)	C	73	
(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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