



18 Ross Way, Luton, LU1 4DD Offers in excess of £330,000

Situated in the sought-after village of Slip End, this attractive three-bedroom property at Ross Way offers well-balanced living accommodation ideal for families, first-time buyers, or investors alike.

A well-proportioned three-bedroom home arranged over two floors, offering approximately 948 sq ft of internal space. The ground floor features an entrance hallway with a WC, leading into a spacious lounge and a separate dining room, with a fitted kitchen positioned to the rear.

Upstairs, the first floor comprises three bedrooms—two doubles and one single—along with a family bathroom, all accessed from a central landing.

Located within easy reach of Luton, Slip End is a desirable village known for its community feel and convenient access to both town and countryside. The area offers local amenities including shops, schools, and pubs, while larger retail and leisure facilities can be found in nearby Luton.

For commuters, the property is ideally positioned with excellent transport links. M1 motorway (Junction 10) is just a short drive away, providing direct routes to London and the Midlands. Rail services from Luton offer fast connections into London, and London Luton Airport is conveniently close for both domestic and international travel.

Surrounded by attractive Bedfordshire countryside, including nearby parks and walking routes, this location perfectly balances rural charm with modern convenience.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

