



HUNTERS[®]
HERE TO GET *you* THERE

4 Orchard Way, Stanbridge, Leighton Buzzard, LU7 9JE

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Offers In Excess Of £450,000

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- CONSERVATORY
- GARAGE
- TWO RECEPTION ROOMS
- INTERACTIVE VIRTUAL TOUR
- NO ONWARD CHAIN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- MATURE REAR GARDEN
- WELL APPOINTED KITCHEN
- SOUGHT AFTER VILLAGE LOCATION

Hunters are pleased to market this well-presented three/two bedroom semi-detached bungalow, located within the sought after village of Stanbridge and offered with no upper chain.

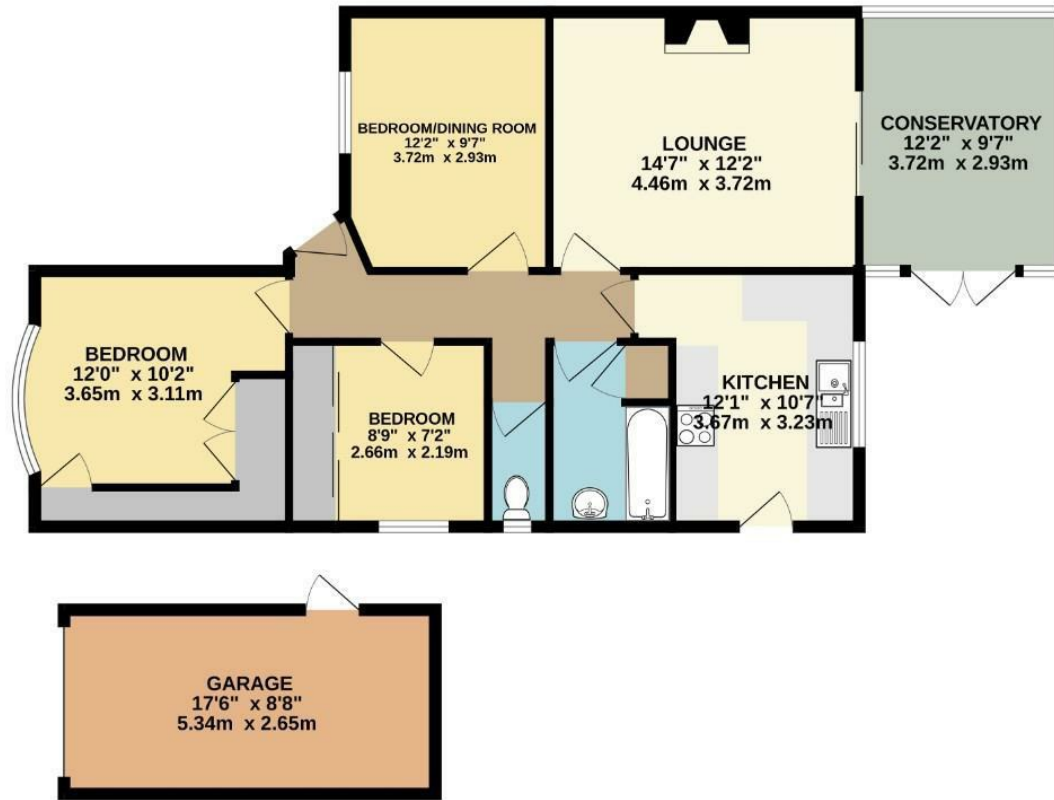
This wonderful bungalow offers three bedrooms, one currently used as a dining room, lounge, conservatory, well appointed kitchen and bathroom with separate W/C.

Externally this property offers an enclosed mature rear garden, driveway parking to the front and a garage.

Stanbridge has a vibrant village community and benefits from a Junior School, Five Bells public house and Community Hall shared with the neighbouring village of Tilsworth. Within close proximity is the market town of Leighton Buzzard which provides good local facilities and a mainline train station to London Euston.

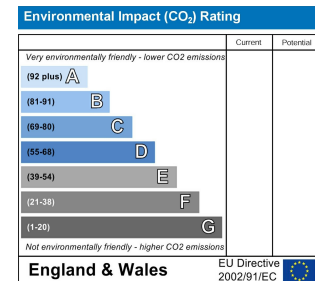
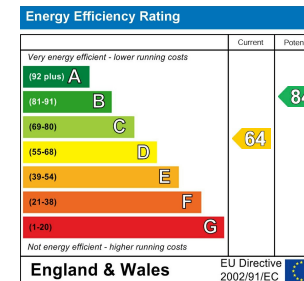
Hunters Leighton Buzzard 11 Bridge Street, Leighton Buzzard, LU7 1AH | 01525 300899
leightonbuzzard@hunters.com | www.hunters.com

GROUND FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) approx.

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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Entrance Hall

Entry via part glazed door. Fitted carpet and radiator. Access to the loft.

Lounge

Double glazed door opening to the conservatory. Fitted carpet and radiator. Electric fireplace.

Conservatory

Dual aspect double glazed windows. Double glazed patio doors opening to the rear garden. Tiled flooring and radiator.

Kitchen

Double glazed doors to rear aspect. A range of floor and wall mounted units consisting of drawers and cupboards with a worktop over. Electric hob and a double electric oven. 1 1/2 bowl ceramic sink and drainer. Integrated fridge-freezer and dishwasher. Door opening to the rear garden.

Bedroom One

Double glazed bay window to front aspect. Fitted carpet and radiator. Built in wardrobes.

Bedroom Two

Double glazed window to side aspect. Fitted carpet and radiator. Built in wardrobe.

Bedroom Three/Reception Room

Double glazed window to front aspect. Fitted carpet and radiator.

Bathroom

Double glazed window to side aspect. Two piece suite comprising; bathtub with with shower over and wash hand basin. Tiled flooring and heated towel rail. Airing cupboard. Separate W/C

Front

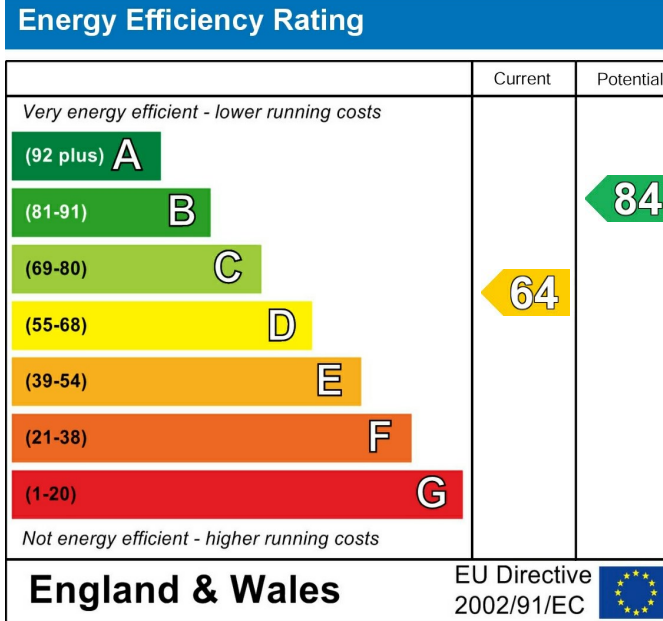
Driveway parking for multiple vehicles. Laid lawn with mature flower beds.

Rear

North-East facing mature rear garden. Mainly laid to lawn with patio seating areas. Greenhouse and shed. Gated access to the driveway.

Garage

Up and over door. Power and lights.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





