



HUNTERS[®]
HERE TO GET *you* THERE

122 Brooklands Drive, Leighton Buzzard, LU7 3PG

Brooklands
Middle School
Wesley Road
schools 7 mins
🚲

122 Brooklands Drive, Leighton Buzzard, LU7 3PG

Guide Price £525,000

- FIVE BEDROOM EXTENDED FAMILY HOME
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SHOWER ROOM/UTILITY ROOM
- OFFICE
- LOUNGE and DINING ROOM
- APPROX. 180 FT REAR GARDEN
- EV CHARGING POINT
- SUMMERHOUSE
- WALKING DISTANCE TO SCHOOLS

Hunters are delighted to market this extended five bedroom semi-detached family home, located within a highly sought after area of Leighton Buzzard.

In brief this beautifully presented home comprises; entrance hall, lounge, dining room, kitchen/breakfast, shower room/utility and office. Upstairs spread across two floors are five bedrooms and a family bathroom.

Externally this property benefits from an impressive sized rear garden measuring approx. 180ft, which is mainly laid to lawn with a patio seating area, plus a gravelled area with the summer house. This property also benefits from driveway parking for multiple vehicles plus an EV charging point.

The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.

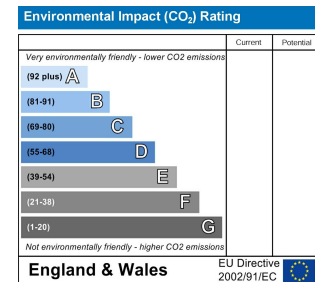
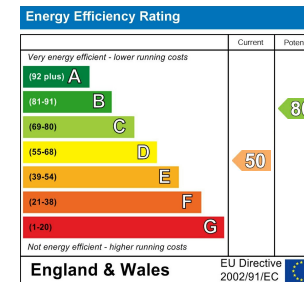


2ND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.0 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.
Made with Metropix C0024



Entrance Hall

Entry via a part glazed door. Wood effect flooring and radiator. Understairs storage cupboard. Stairs leading to the first floor landing.

Lounge/Dining Room

Double glazed window to front aspect. Fitted carpet and radiators. Feature fireplace.

Kitchen/Breakfast Room

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Electric hob with a glass splash back and an extractor over. Two double electric ovens and grille. Space for a fridge-freezer. Integrated dishwasher. Single bowl stainless steel sink and drainer. Tiled flooring and radiators. Double glazed patio French doors opening to the rear garden.

Shower Room/Utility

Double glazed window to side aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin. Plumbing for a washing machine plus space for a tumble dryer. Tiled flooring and heated towel rail.

Office

Double glazed window to side aspect. Wood effect flooring and radiator.

First Floor Landing

Double glazed window to side aspect. Fitted carpet and stairs rising to the second floor.

Bedroom One

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

Bedroom Two

Double glazed window to rear aspect. Wooden flooring and radiator.

Bedroom Five

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

Bathroom

Double glazed window to rear aspect. Four piece bathroom suite comprising; bathtub with mixer taps, walk-in shower, W/C and wash hand basin. Heated towel rail.

Second Floor Landing

Fitted carpet and a skylight. Doors to;

Bedroom Three

Double glazed window to rear aspect. Fitted carpet and radiator. Eaves storage.

Bedroom Four

Skylights to front aspect. Fitted carpet and radiator.


Front

Driveway parking for multiple vehicles. EV charging point. Side gated access to the rear garden.

Rear

Enclosed rear garden. Measuring approx. 180ft. Mainly laid to lawn with a patio seating area, plus a gravelled area with the summerhouse plus a garden shed. Side gated access to the driveway.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









