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10 Albany Road, Leighton Buzzard, LU7 1NS

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Guide Price £500,000

- FOUR BEDROOM FAMILY HOME
- SOUGHT AFTER LOCATION
- KITCHEN BREAKFAST ROOM
- SHORT DISTANCE TO THE TOWN CENTRE
- WELL PRESENTED THROUGHOUT
- EXTENDED
- LOUNGE and DINING ROOM
- GARDEN OFFICE
- GARDEN ROOM
- GENEROUS SIZED REAR GARDEN

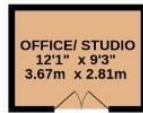
Hunters are pleased to market this extended four bedroom family home, located within a sought after location of Leighton Buzzard and within close proximity to the Town Centre.

In brief this well presented property comprises; entrance hall, lounge, dining room, kitchen/breakfast room, downstairs cloakroom and garden room. Upstairs there are four bedrooms and a family bathroom. Externally this property benefits for an sizeable rear garden plus a garden office/studio with power and ethernet connectivity.

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
744 sq.ft. (69.1 sq.m.) approx.

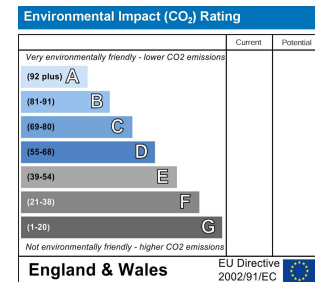
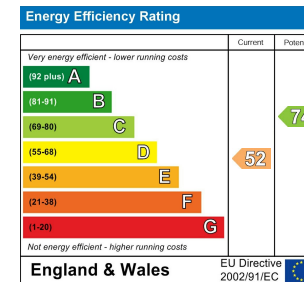


1ST FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 1441 sq.ft. (133.9 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 52024.



Entrance Hall

Entry via a composite door. Wooden flooring and radiator. Stairs rising to the first floor.

Lounge

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

Dining Room

Sash window to rear aspect. Wooden flooring and radiator. Feature fireplace.

Kitchen/Breakfast Room

Double glazed windows to side aspect. A range of floor and wall mounted units with a worktop over. 1 1/2 bowl stainless steel sink and drainer. Space for a fridge-freezer. Plumbing for a dishwasher and washing machine. Four ring gas hob with an extractor over. Electric oven and grill. Tiled flooring and radiator. Wall mounted gas combination boiler.

Downstairs Cloakroom

Two piece suite comprising; W/C and wash hand basin. Tiled flooring and radiator.

Garden Room

Double glazed French doors opening to the rear garden. Double glazed windows to side aspect. Wood effect flooring and radiators.

Bedroom One

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

Bedroom Two

Sash window to rear aspect. Fitted carpet and radiator.

Bedroom Three

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

Bedroom Four

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

Bathroom

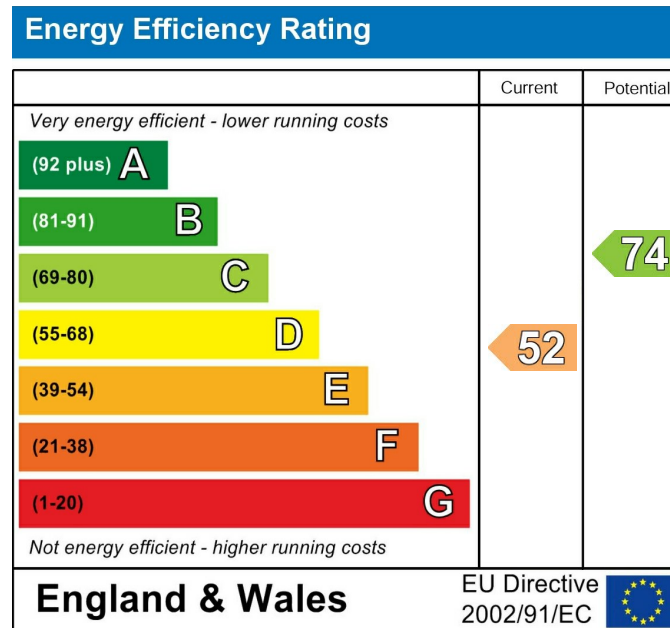
Double glazed window to side aspect. Three piece suite comprising; bathtub, W/C and wash hand basin.

Front

Path leading to the front door.

Rear Garden

North-West facing sizeable rear garden. Mainly laid to lawn with a patio seating area. Garden office/studio.



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.







