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17 Redwood Drive, Wing, Leighton Buzzard, LU7 0TA

# 17 Redwood Drive, Wing, Leighton Buzzard, LU7 0TA

Guide Price £575,000

- FOUR BEDROOM EXTENDED DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- GARAGE and DRIVEWAY PARKING
- VILLAGE LOCATION
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS CLOAKROOM
- LOUNGE/DINING ROOM
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- ANNEXE THAT CAN BE INTEGRATED INTO THE MAIN PROPERTY
- INTERACTIVE VIRTUAL TOUR

Welcome to this charming property located on Redwood Drive in the picturesque village of Wing, near Leighton Buzzard. This delightful detached home boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four double bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The property features two modern bathrooms. The house has been extended, providing an annexe space or can be used as even more living space for you to customise and make your own. Additionally, the garage offers practical storage solutions.

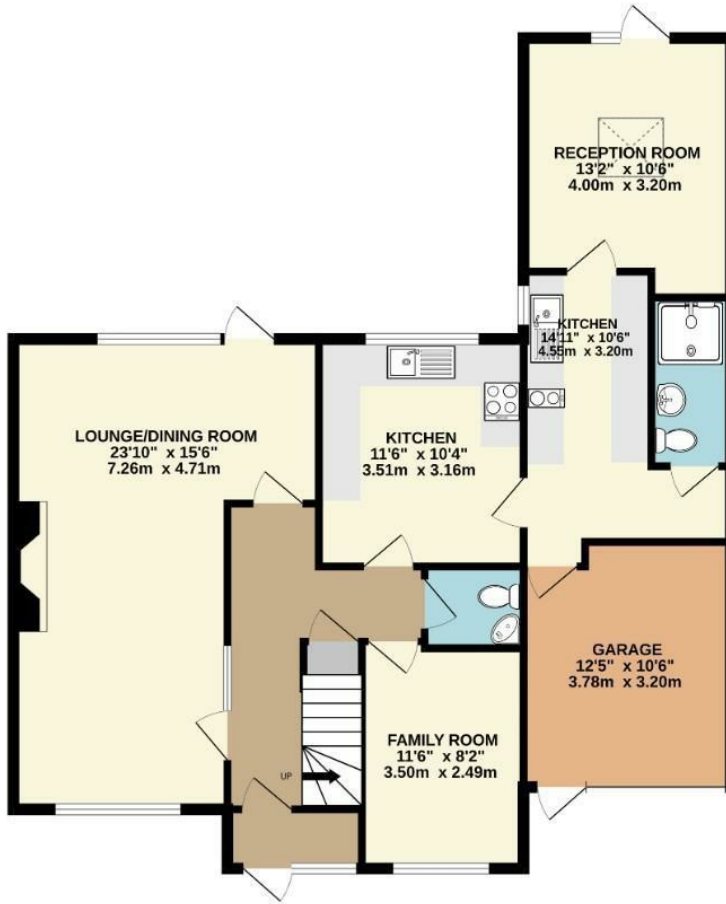
The property offers driveway parking for multiple vehicles and enclosed landscaped rear garden. Imagine coming home to your own piece of paradise, nestled in a tranquil neighbourhood with easy access to local amenities and beautiful countryside surroundings.

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.

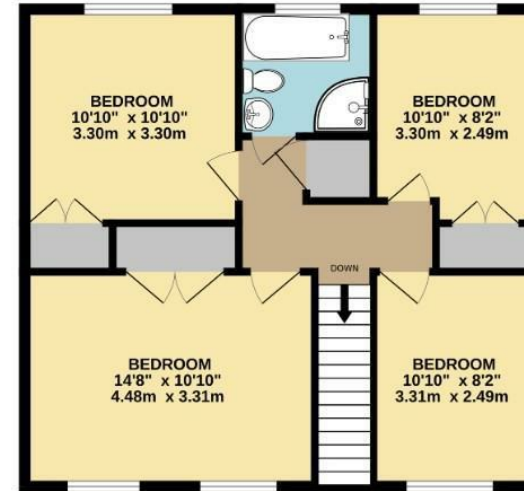
Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer.

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GROUND FLOOR  
1049 sq.ft. (97.5 sq.m.) approx.

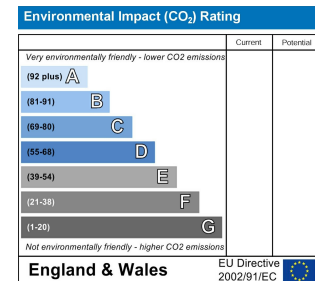
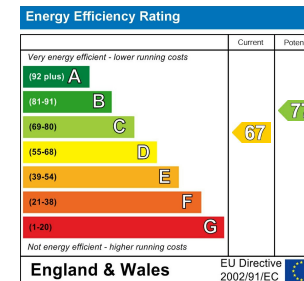


1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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 Porch

Entry via a composite door. Double glazed window to front aspect.

### Inner Hallway

Entry via a part glazed door. Parquet flooring, radiator and stairs rising to the first floor landing.

### Lounge/Dining Room

Dual aspect double glazed windows. Parquet flooring and radiators. Feature fireplace. Double glazed patio door opening to the rear garden.

### Kitchen

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Single bowl stainless steel sink and drainer. Electric hob with an extractor over. Electric oven. Plumbing for a washing machine. Space for fridge-freezer. Door to the garage.

### Downstairs Cloakroom

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

### Annexe Space

The annexe consists of a lounge with a double glazed patio door opening to the rear garden, well appointed kitchen, wet-room, The annexe can also be integrated into the main house, offering space for a utility room and home office/ family room.

### Landing

Fitted carpet. Airing cupboard with a newly fitted gas boiler. Access to the loft via a loft ladder.

### Bedroom One

Double glazed windows to front aspect. Fitted carpet and radiator. Built in wardrobe.

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

Double glazed window to rear aspect. Four piece suite comprising; bathtub, walk-in shower, W/C and wash hand basin. Wood effect flooring and a heated towel rail.

### Front

Driveway parking for multiple vehicles. Access to the garage and side gated access to the rear garden. Flower bed.


### Garage

Up and over door. Power and light. Door to the kitchen.

### Rear

Enclosed rear garden. Mainly laid to lawn with two seating areas. Mature flower beds and a pond. Side gated access. Garden shed.

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>77</b>   |
| (69-80) <b>C</b>                                   | <b>67</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.











