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Marley Fields, Leighton Buzzard

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Guide Price £385,000

- THREE BEDROOM DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- LOUNGE and DINING ROOM
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- WELL APPOINTED KITCHEN
- DRIVEWAY PARKING and GARAGE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- INTERACTIVE VIRTUAL TOUR

Hunters are pleased to market this recently renovated property located in the sought-after area of Marley Fields, Leighton Buzzard. This delightful detached house offers two reception rooms and three bedrooms, there's plenty of space for the whole family to enjoy.

The property features a recently renovated bathroom, adding a touch of modernity to this traditional home. Situated on a quiet no-through road.

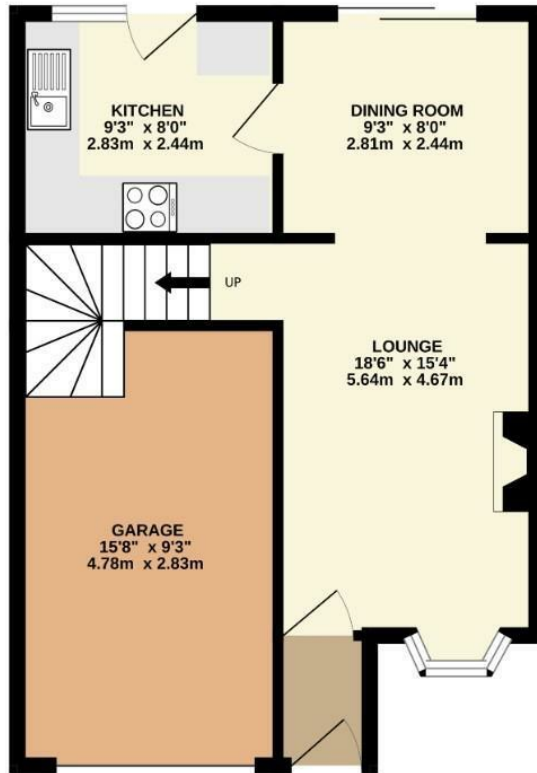
The highlights of the property are that there is no chain involved , ready to move in straight way and has extension potential (subject to planning permission) for kitchen/dinner ,conservatory or master suit if required.

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.

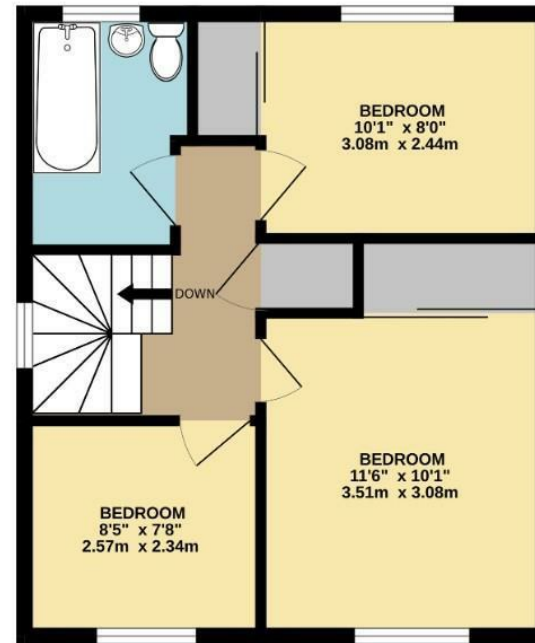
Don't miss out on the opportunity to own this lovely home in Marley Fields. Book a viewing today and envision the endless possibilities this property has to offer.

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GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

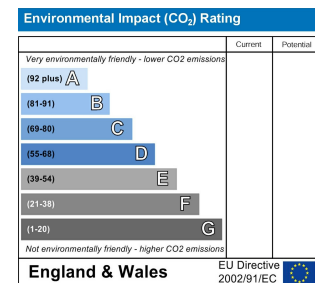
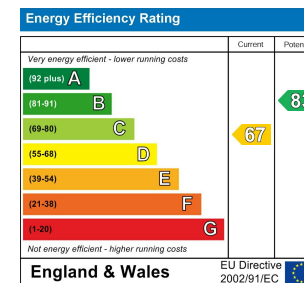


1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 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 part glazed door. Fitted coir matt.

Lounge/Dining Room

Dual aspect living room with double glazed bay window to front aspect and double glazed patio door opening to the rear garden. Brick fireplace with wooden mantle and tiled hearth (option to fit gas or electric fire). Fitted carpet and radiators. Stairs rising to the first floor landing.

Kitchen

Fully fitted kitchen with a range of floor and wall mounted units consisting of drawers and cupboards with a worktop over, single bowl single drainer stainless steel sink, induction hob with stainless steel oven under and extractor hood over, integrated fridge, freezer and washing machine. Fitted radiator, recessed ceiling lighting, part tiled walls and wood effect flooring, double glazed window to rear aspect and double glazed door to garden. Wall mounted gas boiler.

Landing

Access to all rooms. Double glazed window to side aspect. Airing cupboard and access to the loft via a retractable ladder.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Double glazed window to rear aspect. Three piece suite

comprising; bathtub with a shower over, W/C and wash hand basin. Part tiled walls, tiled flooring and heated towel rail.

Front

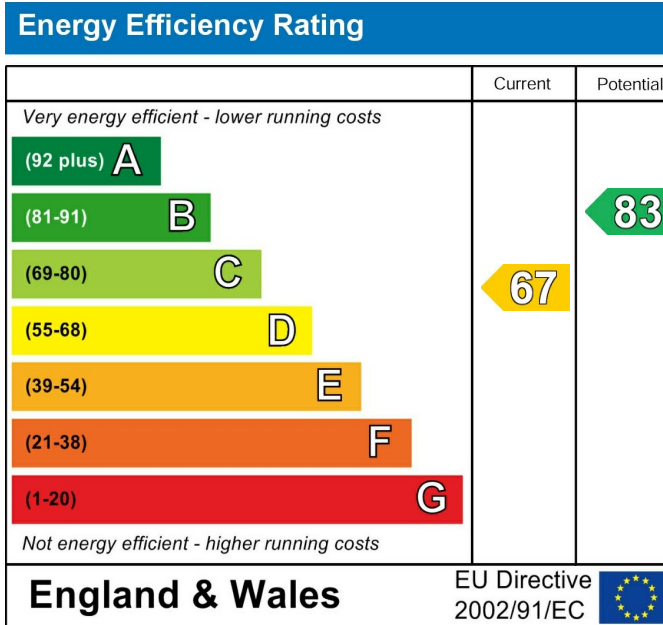
Driveway parking. Laid lawn with a pathway leading to the front door.

Garage

Up and over door. Power and light.

Rear Garden

Enclosed rear garden. Mainly laid to lawn with a patio seating area. Gated side access.



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.





