



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

30 Kingfisher Drive, Leighton Buzzard, LU7 4SG

# 30 Kingfisher Drive, Leighton Buzzard, LU7 4SG

Guide Price £400,000

- FOUR BEDROOM TOWNHOUSE
- LANDSCAPED REAR GARDEN
- CLOAKROOM/ UTILITY ROOM
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- EN-SUITE TO MAIN BEDROOM
- AMPLE OFF ROAD PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- LOUNGE/DINING ROOM and SEPARATE FAMILY ROOM
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this beautifully presented four bedroom townhouse, located within a very desirable area of Leighton Buzzard.

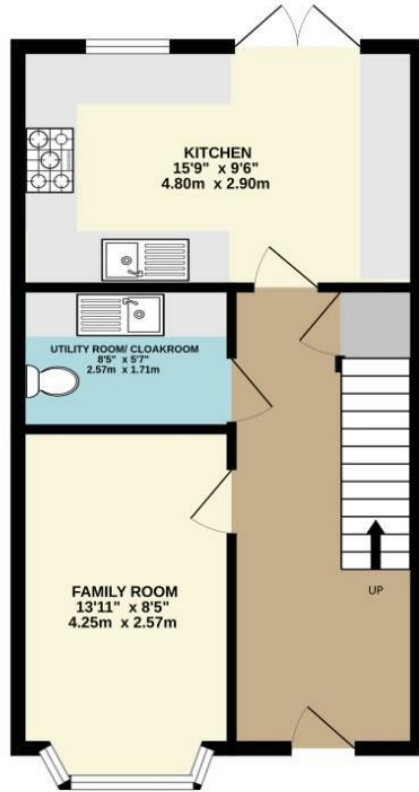
Offering versatile and flexible living accommodation this property briefly comprises; a spacious entrance hall, cloakroom/utility room, kitchen with patio doors leading to the garden, family room, lounge/dining room, four bedrooms with an en-suite to the main bedroom and family bathroom.

Externally this property benefits from ample off road parking, and a landscaped rear garden.

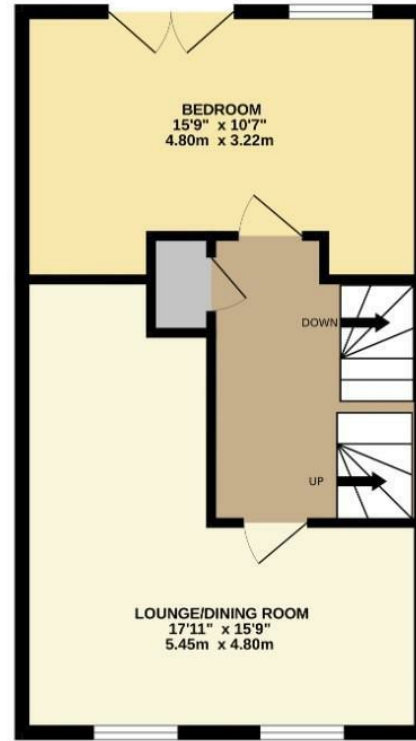
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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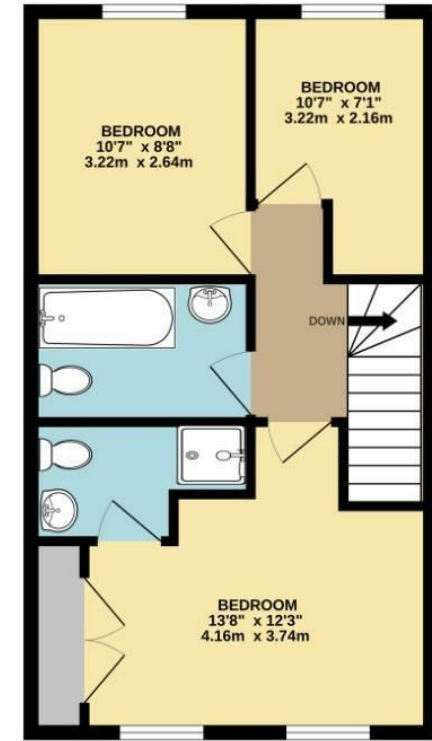
GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

### Entrance Hall

Entry via a composite door. Wood effect flooring and radiator. Stairs rising to the first floor landing.

### Cloakroom/Utility Room

Floor and wall mounted units. Single bowl stainless steel sink. W/C. Plumbing for a washing machine.

### Kitchen

Double glazed window to rear aspect. A range of wall and floor mounted units consisting of cupboards and drawers with a worktop over. 1 ½ bowl sink and drainer. Five ring gas hob with an extractor over. Double electric oven. Integrated dishwasher and fridge-freezer. Double glazed French doors opening to the rear garden.

### Family Room/Office

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

### First Floor Landing

Storage cupboard. Stairs rising to the second floor.

### Bedroom Two

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

### Lounge/Dining Room

Double glazed window to front aspect. Juliet balcony. Wood effect flooring and radiator.

### Second Floor Landing

Fitted carpet and access to the loft.

### Main Bedroom

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

### En-suite

Three piece suite comprising; walk-in shower, W/C and wash hand basin.

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

Three piece suite comprising; bathtub, W/C and wash hand basin.

### Parking

Off road parking for multiple vehicles to the rear of the property.


### Front

Flower beds and a path leading to the front door.

### Rear

Enclosed landscaped rear garden. Mature flowers beds with seating areas. Gated opening to the rear parking.

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<b>England &amp; Wales</b>	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.

