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15 Hartwell Crescent, Leighton Buzzard, LU7 1NP

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Offers In Excess Of £500,000

Hunters are delighted to market this spacious four bedroom period home, located within a short walking distance from Leighton Buzzard Town Centre.

In brief this beautifully presented family home comprises; entrance hall, lounge with feature log burner and fireplace, dining room, kitchen, utility area and cloakroom. Upstairs there are four bedrooms and bathroom. The loft has also been made into a light and airy office with access via a ladder from the landing.

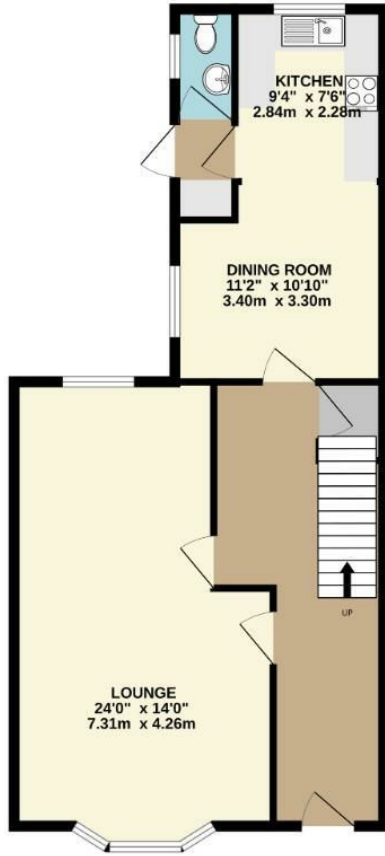
Outside this charming home has a patio area and mature enclosed rear garden with gated side access.

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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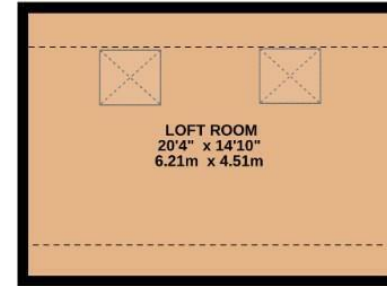
GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.

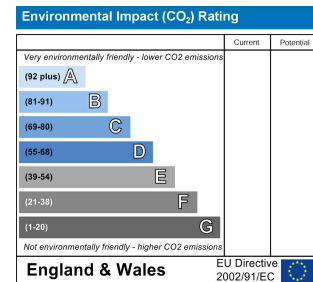
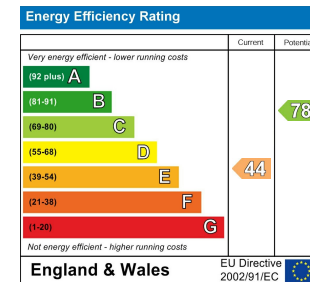


2ND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 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 Hall

Entry via a part glazed door. Stairs rising to the first floor landing. Wooden flooring and radiator.

### Lounge

Double glazed bay window to front aspect and a double glazed window to rear aspect. Wooden flooring and radiator. Feature fireplaces.

### Dining Room

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

### Kitchen

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Space for an electric oven. Single bowl sink and drainer.

### Utility Area

Space for a fridge-freezer, plumbing for a washing machine and a space for a tumble dryer. Part glazed door opening to the rear garden

### Cloakroom

Double glaze window to side aspect. Two piece suite comprising; W/C and wash hand basin.

### First Floor Landing

Fitted carpet and radiator. Access to the loft via a loft ladder.

### Bedroom One

Double glazed bay window to front aspect. Wooden flooring and radiator.

### Bedroom Two

Double glazed sash window to rear aspect. Wood effect flooring and radiator.

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

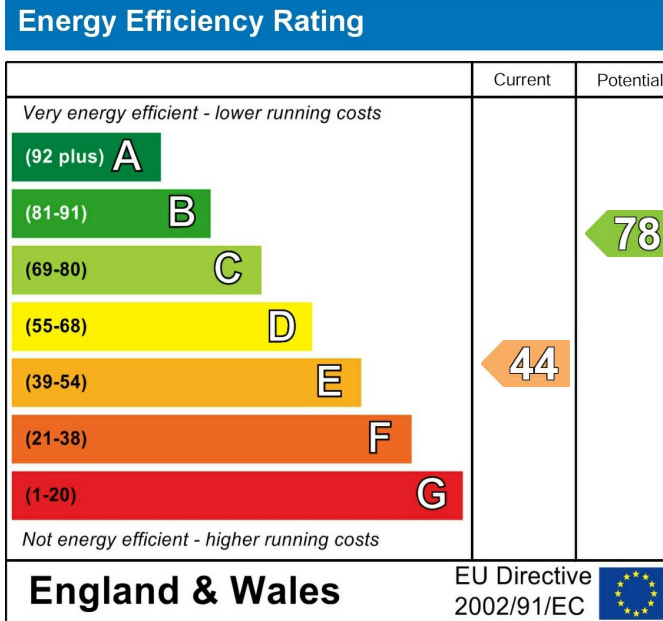
Double glazed window sash window to side aspect. Three piece suite comprising; bathtub with shower over, W/C and wash hand basin.

### Loft Room

Boarded and skylights. Currently used as an office. Eaves storage.

### Rear

Enclosed rear garden. Mainly laid to lawn with a patio seating area. Side gated access. Garden shed.



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.











