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Daisy Cottage, 37 Grove Road, Leighton Buzzard, LU7 1SF

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Guide Price £750,000

- FIVE BEDROOM PERIOD PROPERTY
- DOWNSTAIRS CLOAKROOM
- KITCHEN/DINING ROOM
- MATURE REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- CLOSE TO PARSON'S CLOSE PARK
- RESIDENTIAL PERMIT PARKING
- EN-SUITE TO MAIN BEDROOM
- CELLAR
- POTENTIAL TO EXTEND FURTHER (STNPP)

Hunters are delighted to market this beautifully presented Victorian era FIVE bedroom family home, offering flexible living and spacious accommodation. Situated at the end of a no through road and within walking distance to the Town Centre, good schooling and a local park.

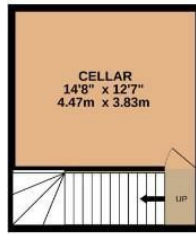
This home offers a study, lounge, kitchen/diner with doors to the rear garden, cloakroom, utility room and a cellar. Upstairs there are five good sized bedrooms with an en-suite to the master and family bathroom.

Externally is a fully enclosed private rear garden alongside the proximity to the lovely park making this an ideal family home. There is also allocated residents permit parking.

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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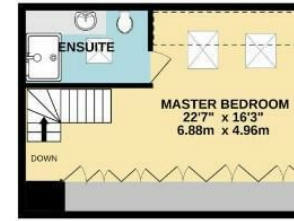
BASEMENT
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.6 sq.m.) approx.



2ND FLOOR
361 sq.ft. (33.5 sq.m.) approx.

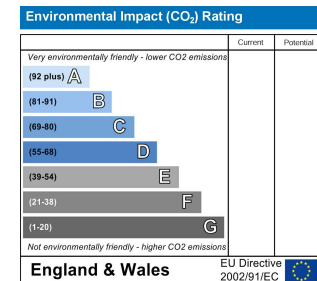
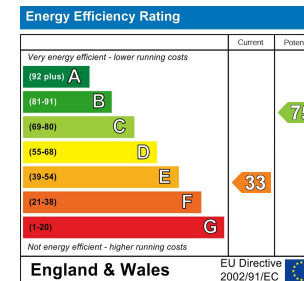


GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 2203 sq.ft. (204.7 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

Entrance via double wooden doors. Wooden glazed door to rear garden.

Study

Fitted carpet. Radiator. Double glazed sash window to rear aspect.

Inner Hallway

Engineered wood flooring. Stairs rising to first floor.

Lounge

Engineered wood flooring. Three radiators. Feature log burner. Window to front aspect. Bay window to front aspect.

Kitchen

A range of wall and base units with stone worktop over. Breakfast bar. In built sink unit. Integrated fridge, freezer, dishwasher and wine cooler. Integrated oven with four ring gas hob and extractor over. Double glazed window to side aspect. Window to rear aspect.

Dining Area

Engineered wood flooring. Two radiators. Feature log burner. Wooden double glazed patio doors to rear garden. Stairs leading down to cellar.

Utility Room

Wall and base units with worktop over. Radiator. Wooden door to garden. Double glazed window to side aspect. Space and plumbing for washing machine and tumble dryer.

Cloakroom

White two piece suite comprising; Wash hand basin. W.C. Radiator. Double glazed window to side aspect.

Cellar

Power and lighting. Potential to convert (STNP)

First Floor Landing

Fitted carpet. Two radiators. Stairs rising to second floor.

Bedroom Two

Fitted carpet. Two radiators. Secondary glazed sash windows to front aspect.

Bedroom Three

Fitted carpet. Radiator. Secondary glazed sash window to rear aspect.

Bedroom Four

Fitted carpet. Radiator. Double glazed sash window to front aspect.

Bedroom Five

Fitted carpet. Radiator. Double glazed sash window to rear aspect.

Bathroom

White four piece suite comprising; Panelled bath. Double shower cubicle. Inset vanity wash hand basin. W.C. Chrome heated towel rail. Double glazed opaque window to rear aspect. Velux roof light. Tiled flooring.

Second Floor Landing

Fitted carpet.

Main Bedroom

Fitted carpet. Two radiators. Built in wardrobes. Two velux roof lights.

En-suite

White three piece suite comprising; Double shower cubicle. Wash hand basin. W.C. Radiator. Velux roof light. Tiled flooring.


Rear

Paved patio area with remainder laid to lawn. Fully enclosed, surrounded by mature shrubs and bushes. Brick built outbuilding. Outside tap.

Parking

Permit parking for residents only. EV gully installed to allow on street EV charging.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.









