



HUNTERS[®]

HERE TO GET *you* THERE

82 Liddell Way, Leighton Buzzard, LU7 4FN

82 Liddell Way, Leighton Buzzard, LU7 4FN

Guide Price £425,000

- THREE BEDROOM LINKED DETACHED FAMILY HOME
- DRIVEWAY and GARAGE
- OPEN PLAN LIVING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- EN-SUITE TO MASTER BEDROOM
- NO ONWARD CHAIN
- ENCLOSED REAR GARDEN
- SOUGHT AFTER AREA
- WELL PRESENTED THROUGHOUT
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this well presented three bedroom link detached family home, located within a highly sought after area of Leighton Buzzard and offered with NO ONWARD CHAIN.

In brief this property comprises; entrance hall, cloakroom, modern open plan kitchen, lounge and dining room. Upstairs there are three bedrooms, en-suite to the main bedroom and family bathroom.

Externally this property benefits from driveway parking, garage and an enclosed rear garden.

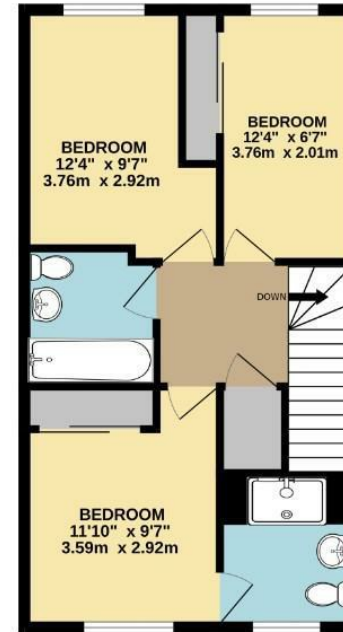
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

Hunters Leighton Buzzard 11 Bridge Street, Leighton Buzzard, LU7 1AH | 01525 300899
leightonbuzzard@hunters.com | www.hunters.com

GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.

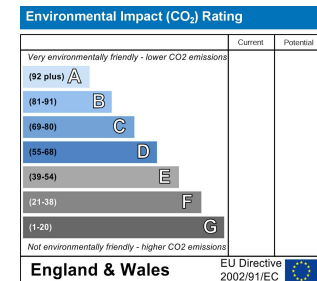
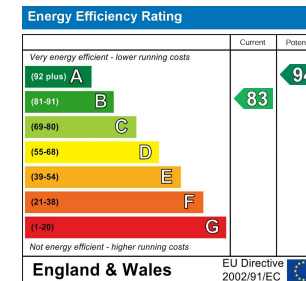


1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.5 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.
Made with Metropix CS204



Entrance Hall

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

Cloakroom

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

Lounge/Dining Room

Double glazed window to rear aspect. Wood effect flooring and radiator. Storage cupboard. Double glazed French doors opening to the rear garden.

Kitchen

Double glazed window to front aspect. A range of floor and wall mounted units consisting of cupboards and drawer with a Quartz worktop over. Five ring gas hob with an extractor over. 1 ½ bowl stainless steel sink. Integrated washing machine, dishwasher and fridge freezer. Radiator.

Landing

Fitted carpet and access to the loft. Storage cupboard.

Main Bedroom

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

En-suite

Double glazed window to front aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin. Heated towel rail.

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.

Bathroom

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

Front

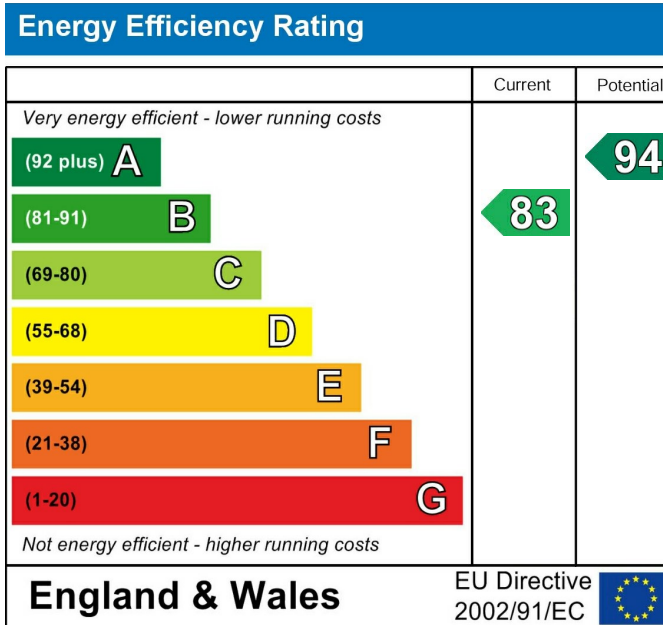
Driveway parking. Path to front door.

Rear

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

Garage

Up and over door. Power and lighting. Personal door to garden.



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.



