



HUNTERS[®]
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3 Rothschild Road, Leighton Buzzard, LU7 2SY

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Offers In Excess Of £1,000,000

- DETACHED FOUR BEDROOM VICTORIAN VILLA
- SOUGHT AFTER LOCATION
- CHARACTER FEATURES THROUGHOUT
- LINSLADE AREA
- WALKING DISTANCE TO TOWN and CANALS
- LARGE FRONT and REAR GARDENS
- DRIVEWAY PARKING
- ORIGINAL SASH WINDOWS
- CLOSE TO MAINLINE STATION
- THREE RECEPTION ROOMS

Hunters are delighted to market this four bedroom detached period property, located within a highly sought after area of Leighton Buzzard.

Offering versatile and flexible living accommodation this property offers a front porch leading to a spacious entrance hall, lounge with a bay window and feature fireplace, across from the lounge is a dining room again with a bay window and feature fireplace. The kitchen/breakfast room set towards the back of the property opens up to the rear garden and doors leading to the pantry and cellar. The ground floor also benefits from another reception room and downstairs cloakroom.

The first floor landing is spacious and leads to the main bedroom with an en-suite and walk-in wardrobe. There are a further three bedrooms and three piece bathroom and separate W/C to complete the first floor. This property also has the added bonus of having a loft which has the scope to extend into (STNPP) and three outbuildings.

Externally this property offers a sizable front garden, with an impressive sized rear garden that is mainly laid to lawn and a patio seating area. The gated driveway offers off road parking for multiple vehicles.

Rothschild Road offers a wealth of character and period feature throughout and will make a beautiful family home.

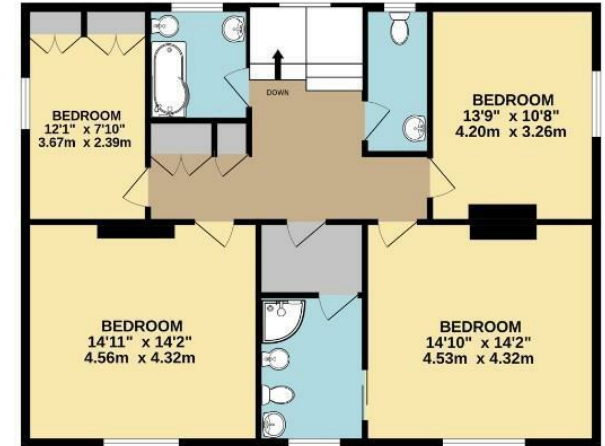
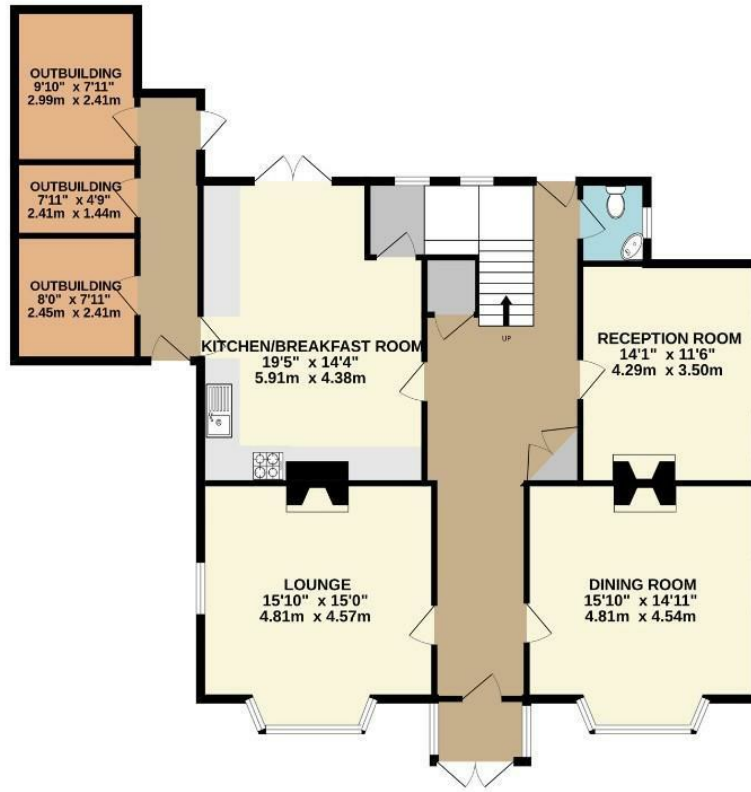
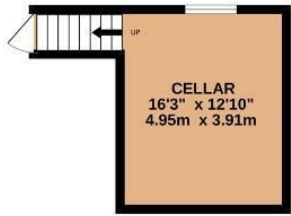
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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BASEMENT
163 sq.ft. (14.2 sq.m.) approx.

GROUND FLOOR
1427 sq.ft. (132.6 sq.m.) approx.

1ST FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2592 sq.ft. (240.8 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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