



**Rutherford Crescent, Leighton Buzzard**  
LU7 3GE

**Offers In Excess Of**  
**£325,000**



# Rutherford Crescent, Leighton Buzzard

## DESCRIPTION

Hunters are delighted to market this two double bedroom semi detached home with six years remaining on the NHBC warranty, located within the very sought after area of Clipstone Park, Leighton Buzzard.

In brief this beautifully presented property comprises; lounge/dining room, cloakroom, well-appointed kitchen, two double bedrooms with an en-suite to the main bedroom and family bathroom.

Externally this property benefits from driveway parking for multiple vehicles and an enclosed south facing 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.



# ROOMS

## Entrance Hall

Entrance via composite door. Karndean flooring. Radiator. Stairs rising to the first floor.

## Cloakroom

White two piece suite comprising; Wash hand basin. W.C. Radiator. Karndean flooring. Double glazed opaque window to front aspect.

## Kitchen

A range of wall and base units with worktop over. Stainless steel sink. Integrated oven with four ring gas hob and extractor above. Integrated fridge/freezer, dishwasher and washing machine. Karndean flooring. Double glazed window to front aspect.

## Lounge/Diner

Fitted carpet. Radiator. Storage cupboard under stairs. Double glazed patio doors to garden.

## Landing

Fitted carpet. Radiator. Access to loft.

## Main Bedroom

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

## En-suite

White three piece suite comprising; Double shower. Wash hand basin. W.C. Chrome heated towel rail. Karndean flooring.

## Bedroom Two

Fitted carpet. Radiator. Storage cupboard. Built in wardrobes. Double glazed windows to front aspect.

## Family Bathroom

White three piece suite comprising; Panelled bath with shower over. Wash hand basin. W.C. Chrome heater towel rail. Karndean flooring.

## Frontage

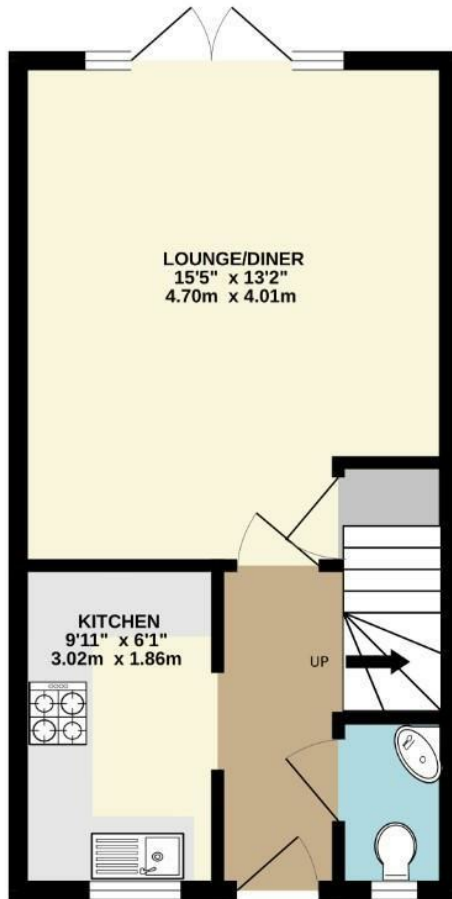
Driveway parking for multiple vehicles. Gated side access.

## Garden

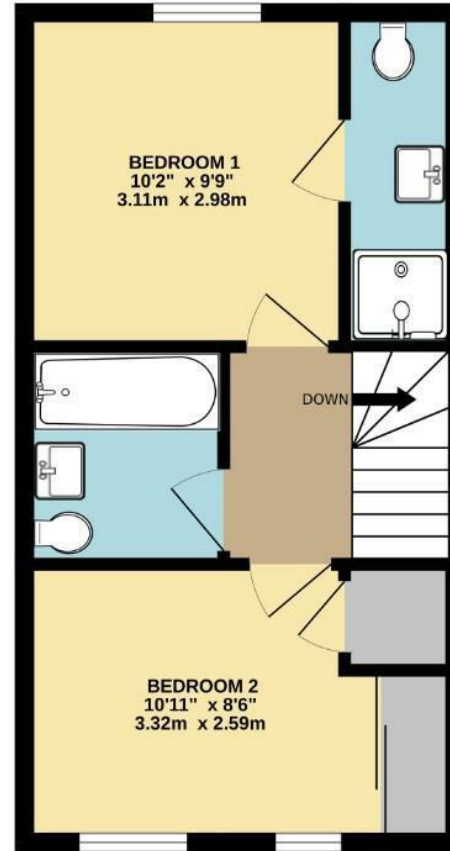
South facing garden. Paved patio. Laid to lawn. Fully enclosed, surrounded by mature shrubs. Gated side access. Outside lighting. External socket. Outside tap.



GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



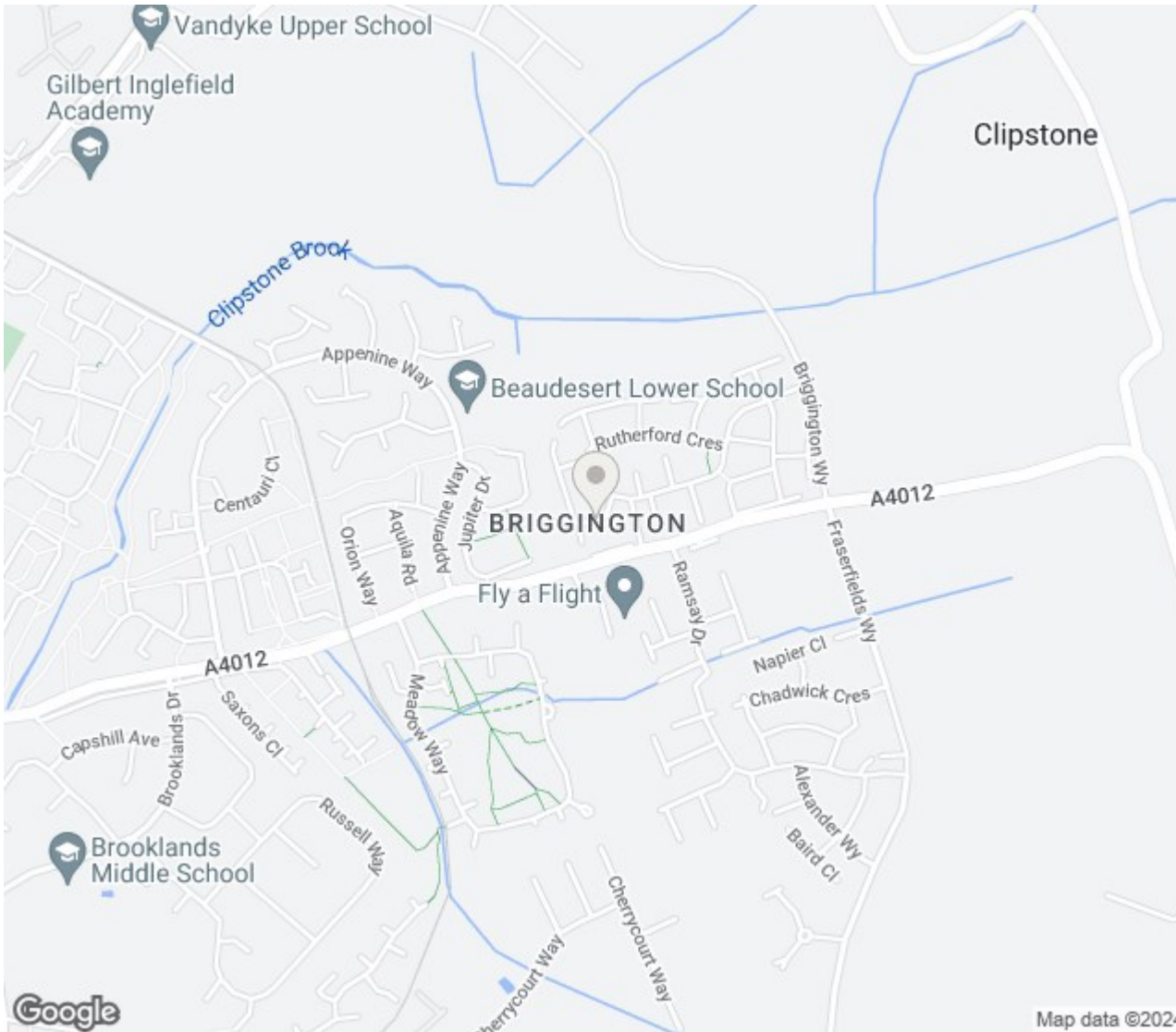
1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 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 5/2024



# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

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.

