



HUNTERS[®]
HERE TO GET *you* THERE

49 Stanbridge Road, Tilsworth, Leighton Buzzard, LU7 9PT

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Offers In Excess Of £925,000

- FIVE BEDROOM DETACHED FAMILY HOME
- HOME OFFICE and UTILITY ROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES and DOUBLE GARAGE
- WELL APPOINTED KITCHEN/BREAKFAST ROOM
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- EN-SUITES TO MAIN and GUEST BEDROOMS
- LANDSCAPED REAR GARDEN
- DOWNSTAIRS CLOAKROOM and BOOT ROOM
- THREE RECEPTION ROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT

Hunters are delighted to market this truly stunning five bedroom detached family home, located within a prime location in the Bedfordshire village of Tilsworth.

Having been redecorated and updated to a high standard by the current owners this property offers versatile and flexible living accommodation.

As you enter the property you are greeted by a spacious entrance hall, lounge with a feature fireplace and dual aspect windows, the dining room adjacent offers ample seating space. The well appointed kitchen/breakfast room with integrated appliances offer plenty of space with access to a third reception room. The ground floor also benefits from a cloakroom, utility room, boot room and home office.

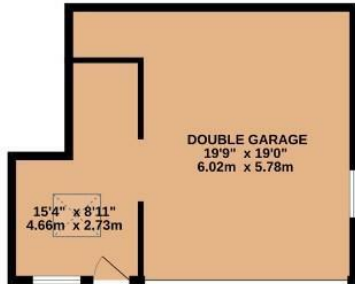
The first floor comprises; main bedroom with built in wardrobes and a four piece en-suite, the guest bedroom equally offers built-in wardrobes and a three piece en-suite. There are three further bedrooms all with built-in wardrobes and a four piece family bathroom to accommodate those rooms.

Externally this property boasts an enclosed landscaped rear garden which is mainly laid to lawn with a patio area by the pond. To the front is driveway parking for numerous vehicles and a double garage.

Tilsworth is a village located in the county of Bedfordshire, England. It is situated near the town of Leighton Buzzard and is part of the Central Bedfordshire district. The village has a rural character with open fields and countryside surroundings.

Although Tilsworth is a relatively quiet and peaceful village, it benefits from its proximity to nearby towns and amenities. Residents can access services, schools, shops, and other facilities in Leighton Buzzard.

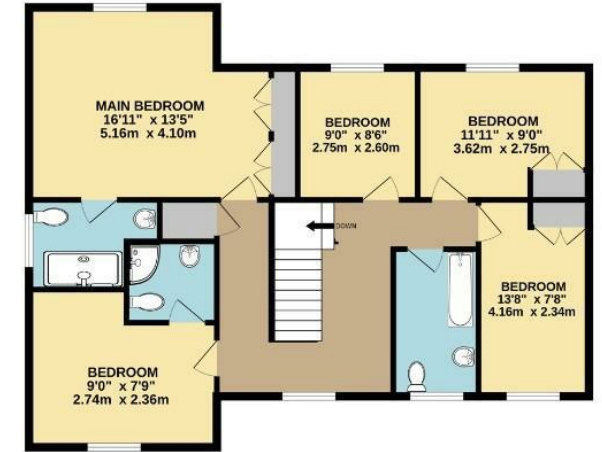
GARAGE
409 sq.ft. (38.0 sq.m.) approx.



GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 2649 sq.ft. (246.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		









