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3 Jerrard Close, Leighton Buzzard, LU7 4WB

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Guide Price £350,000

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- HIGHLY SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- EN-SUITE TO MAIN BEDROOM
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- DRIVEWAY PARKING and GARAGE

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

In brief this property comprises; entrance hall, cloakroom, lounge, dining room, kitchen and conservatory. The first floor offers three bedrooms with an en-suite to the main bedroom and a family bathroom.

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

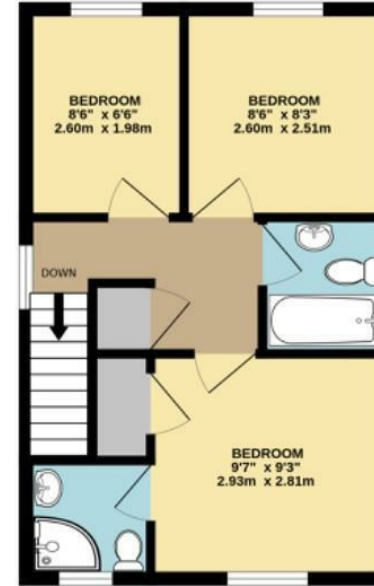
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.

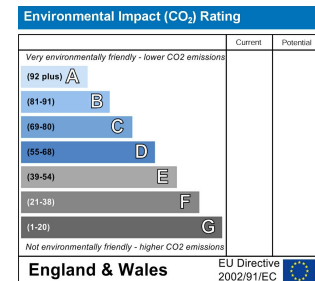
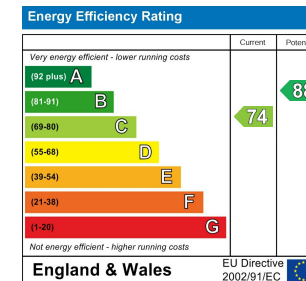


1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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 Hall

Entry via a part glazed door. Double glazed window to side aspect. Radiator. Stairs rising to the first floor landing.

Cloakroom

Double glazed window to side aspect. Two piece suite comprising; W/C and wash hand basin. Radiator.

Lounge

Double glazed window to front aspect. Radiator. Storage cupboard.

Dining Room

Double glazed patio doors opening to the conservatory. Radiator.

Kitchen

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of drawers and cupboards with a worktop over. Four ring gas hob with an extractor over. Double electric oven. Integrated dishwasher. Space for a fridge freezer. Single bowl stainless steel sink and drainer. Wall mounted gas boiler.

Conservatory

Dual aspect double glazed windows. Double glazed patio doors opening to the rear garden.

Landing

Double glazed window to side aspect. Fitted carpet. Storage cupboard.

Main Bedroom

Double glazed window to front aspect. Fitted carpet and radiator.

En-suite

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

Bedroom Two

Double glazed window to rear aspect. Fitted carpet and radiator.

Bedroom Three

Double glazed window to rear aspect. Fitted carpet and radiator.

Bathroom

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

Front

Driveway parking for multiple vehicles. Access to the garage. Path leading to the front door.


Garage

Access via the rear garden. Window to rear aspect. Power and lights. Up and over door.

Rear

Enclosed rear garden. Decking area and mature flower beds. Greenhouse.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.





