



HUNTERS[®]
HERE TO GET *you* THERE

38 Johnson Drive, Leighton Buzzard, LU7 4TP

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£320,000

- THREE BEDROOM FAMILY HOME
- CLOAKROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- CLOSE TO LOCAL AMENITIES AND LOCAL TRANSPORT
- LOUNGE/DINER
- NO ONWARD CHAIN
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- WELL PRESENTED
- INTERACTIVE VIRTUAL TOUR

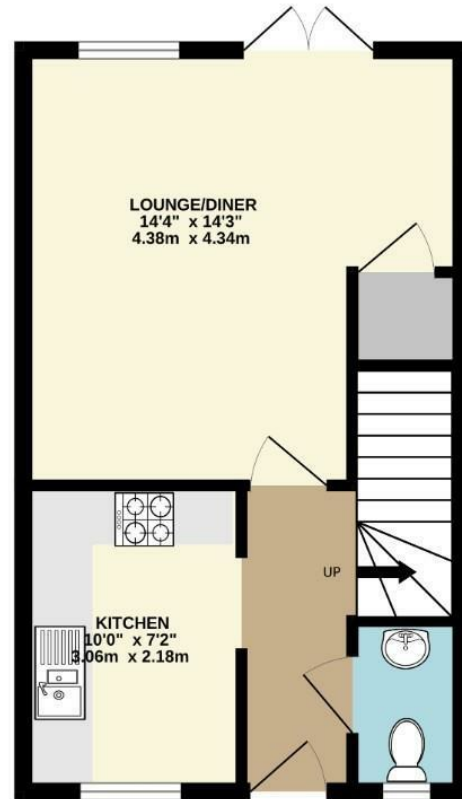
Hunters are delighted to market this three bedroom mid terrace home, located within the highly sought after area of Sandhills, Leighton Buzzard and offered with no onward chain.

In brief this property comprises, entrance hall, cloakroom, kitchen, lounge/dining room, three bedrooms and a family bathroom. Externally this property benefits from off road parking and an enclosed rear garden.

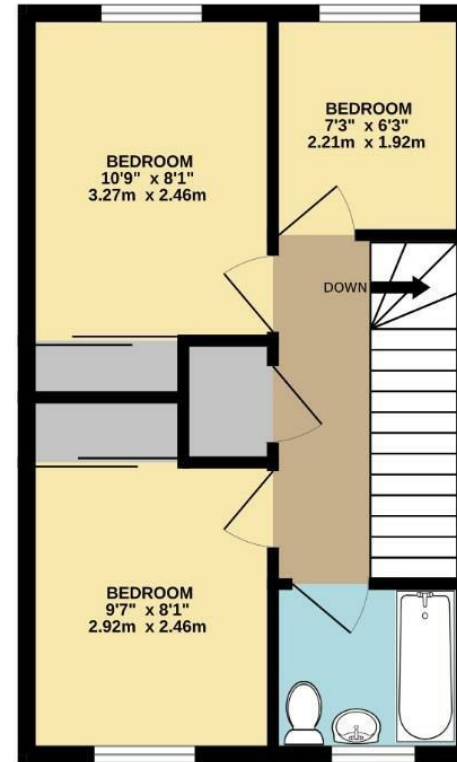
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.

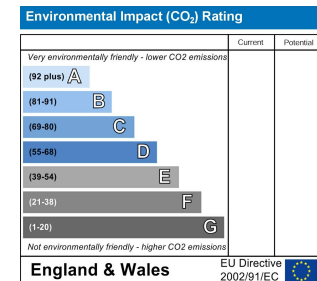
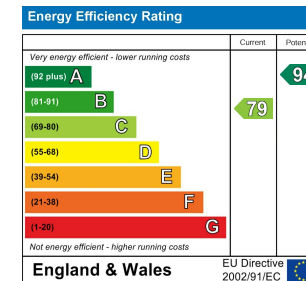


1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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Entrance Hall

Entry via a composite door. Stairs rising to the first floor.

Cloakroom

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

Kitchen

Double glazed window to front aspect. A range of floor and wall mounted units with a worktop over. Gas hob with an extractor over. Electric oven. Space for a fridge-freezer. Plumbing for a washing machine and dishwasher.

Lounge/Diner

Double glazed window to rear aspect. Double glazed French doors opening to the rear garden. Fitted carpet and radiators. Storage cupboard.

Landing

Storage cupboard and access to the loft.

Bedroom One

Double glazed window to rear aspect. Fitted carpet and radiator. Built-in wardrobes.

Bedroom Two

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

Bedroom Three

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

Bathroom

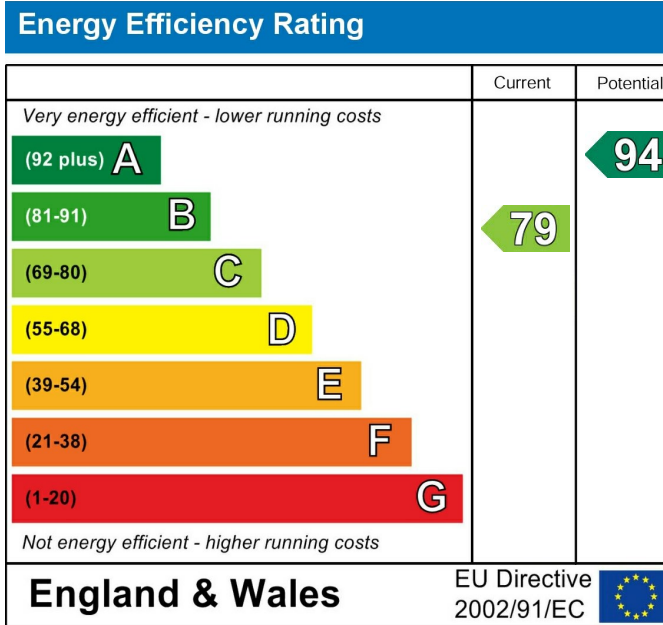
Double glazed window to front aspect. Three piece suite comprising; bathtub, W/C and wash hand basin.

Frontage

Laid lawn and a path leading to the front door

Rear

Enclosed rear garden. Paved patio and a gate opening to the two allocated parking bays.



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.



