



Greenhill View, Leighton Buzzard
LU7 9FQ

**Offers In Excess Of
£500,000**



Greenhill View, Leighton Buzzard

DESCRIPTION

Hunters are delighted to market this stunning three double bedroom family home, located within an exclusive development and picturesque part of Tilsworth.

Tucked away within a cul-de-sac on Greenhill View, the property offers versatile and flexible living accommodation. This beautiful home boasts an entrance hallway, cloakroom, well-appointed kitchen/diner, spacious lounge with feature log burner and separate family room/home office. The first floor has three double bedrooms, with an en-suite to main bedroom and family bathroom.

Outside there is parking for two vehicles, small part of the garage remaining and an enclosed south-east facing landscaped rear garden.

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.



ROOMS

Entrance Hall
Entrance via wooden part glazed door. Tiled flooring.
Underfloor heating. Double glazed window to front aspect.

Cloakroom
White two piece suite comprising; Inset vanity wash hand basin. W.C. Tiled flooring. Underfloor heating.

Kitchen/Diner
A range of wall and base units with granite worktop over. Inbuilt stainless steel sink with drainer. Integrated fridge/freezer, dishwasher, wine cooler and microwave. Range cooker included. Space for freestanding washing machine. Tiled flooring.
Underfloor heating. Double glazed windows to front and side aspect.

Lounge
Fitted carpet. Underfloor heating. Feature log burner.
Double glazed patio doors to garden with double glazed windows to rear and side aspect. Stairs rising to first floor.

Family Room/Home office
Fitted carpet. Radiator. Double glazed window to rear aspect. Composite part glazed door to garden.

Landing
Fitted carpet. Radiator. Airing cupboard housing boiler.
Access to loft. Skylight roof window.

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

En-suite
White three piece suite comprising; Walk in shower.
Double sink vanity unit. W.C. Chrome heated towel rail. Shaver point. Tiled walls and flooring. Skylight roof window.

Bedroom Two
Fitted carpet. Radiator. Double glazed window to front aspect.

Bedroom Three
Fitted carpet. Radiator. Double glazed window to front aspect.

Bathroom
White three piece suite comprising; Bath with shower over and glass shower screen. Inset vanity wash hand basin. W.C. Chrome heated towel rail. Shaver point.
Tiled walls and flooring. Skylight roof window.

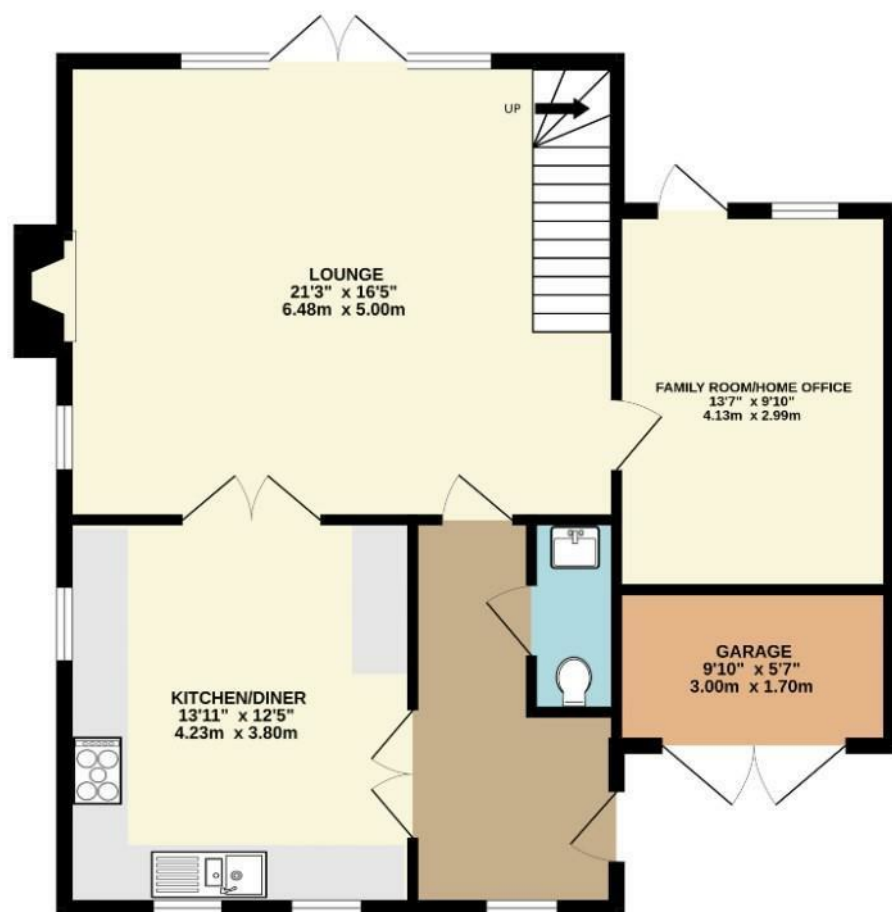
Garden
South-east facing garden. Paved patio with laid to lawn. Fully enclosed, surrounded by mature shrubs and trees. Gated side access. External sockets and lighting. Outside tap.

Garage
Access via double wooden doors. Power and lighting.

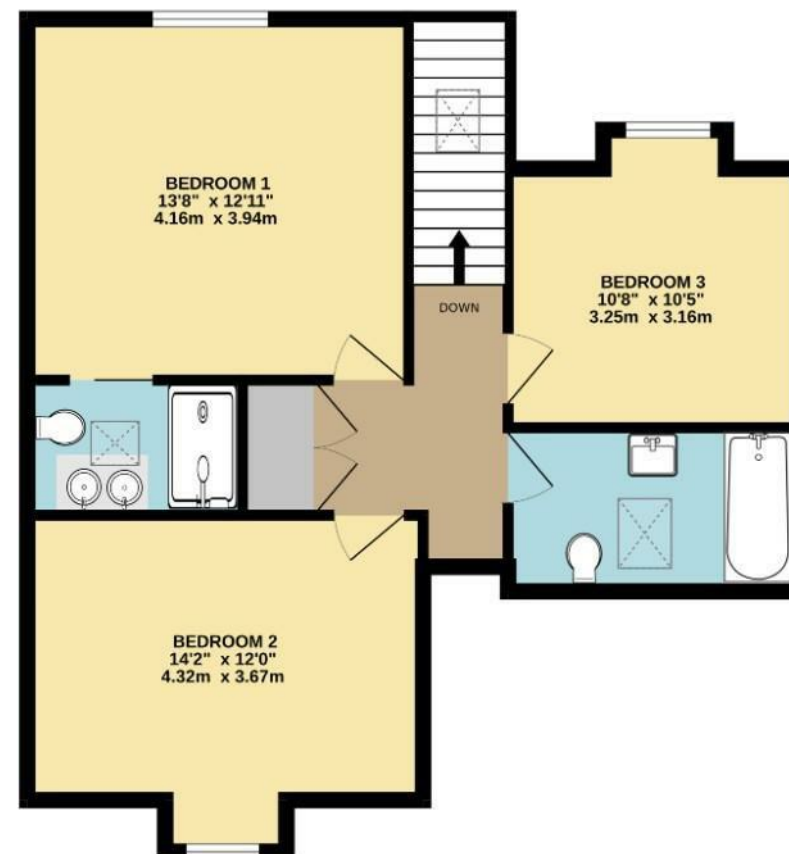
Frontage
Parking for two vehicles.



GROUND FLOOR
786 sq.ft. (73.1 sq.m.) approx.



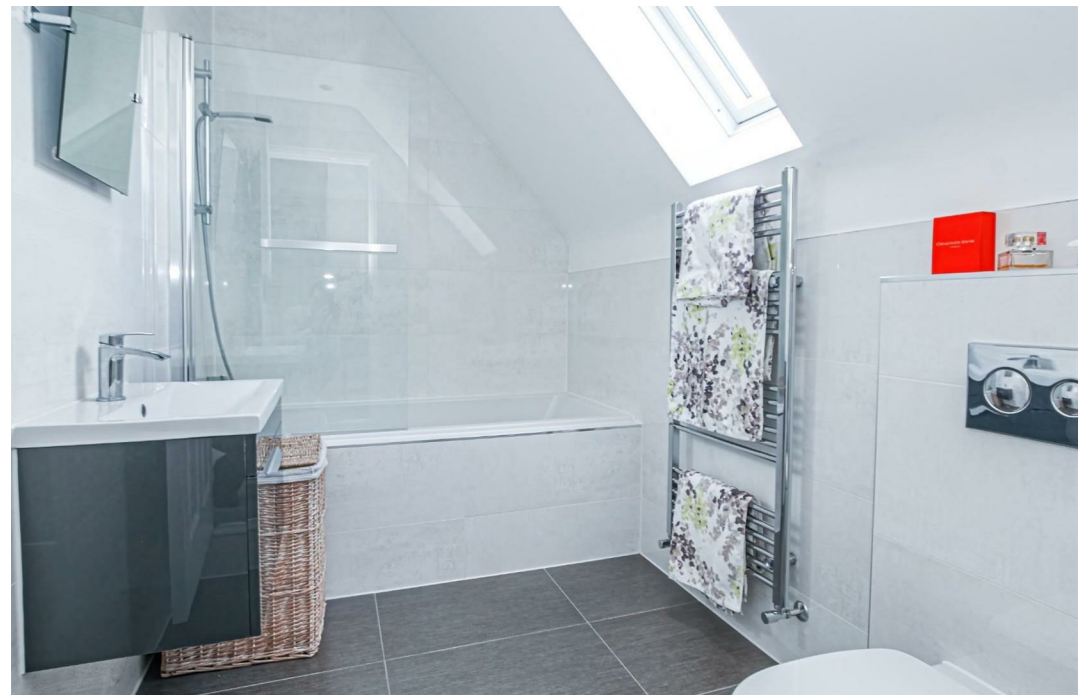
1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	82	
(69-80) C		
(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 	

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.

