



HUNTERS[®]
HERE TO GET *you* THERE

1 Harcourt Close, Leighton Buzzard, Bedfordshire, LU7 2ST

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£900,000

- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE TO THE MAIN BEDROOM
- DRIVEWAY PARKING and DOUBLE GARAGE
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- ENCLOSED GARDENS
- ELEGANT AND STYLISHLY PRESENTED THROUGHOUT
- UTILITY ROOM and DOWNSTAIRS CLOAKROOM
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- INTERACTIVE VIRTUAL TOUR

Hunters are truly delighted to market this beautifully decorated and extended four bedroom detached family home, located within a prestigious area of Leighton Buzzard.

Offering versatile and flexible living accommodation this stunning property boasts elegance and is well proportioned. You are greeted by an tasteful entrance hall that opens to a lounge that features a bay window. The hub of the house is the elegant open planned and well-appointed kitchen living space, featuring integrated appliances, Crittal style windows and door, Bristan tap, engineered parquet flooring with underfloor heating. There is also a separate family room that opens up to the rear garden. The utility room is as stylish as the rest of the house featuring twin butler style sinks and floor units, with a door opening to the double garage. The ground floor also benefits from a downstairs cloakroom.

The first floor offers four bedrooms with an en-suite to the main bedroom. The elegant four piece bathroom featuring a roll topped bath with mixer taps.

The gardens are split into three areas offering a space for all the family. The front garden is mainly laid to lawn with a patio seated area and summerhouse over looking the lawn. The gate opens to the driveway with parking for multiple vehicles and access to the double garage.

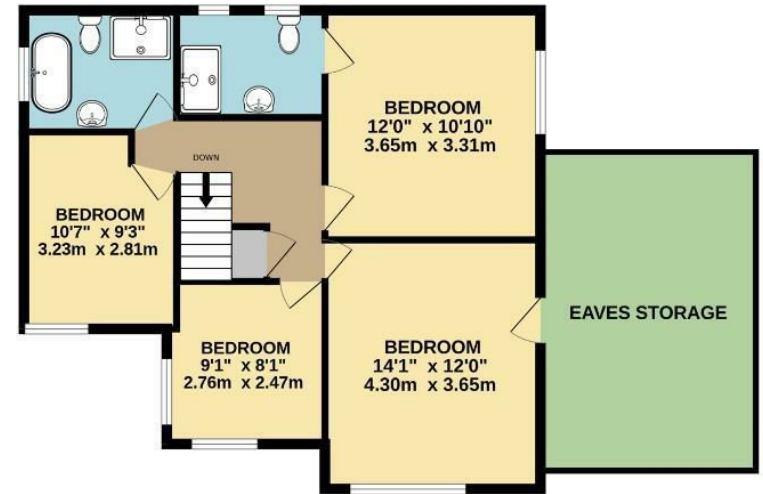
Overall this property is one to see, the current vendors have done a fantastic job in creating a dream home.

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.

GROUND FLOOR
1375 sq.ft. (127.8 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.4 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		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	





