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Maxfield House High Street, Eggington, Leighton Buzzard,
LU7 9PQ

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Guide Price £800,000

- FOUR BEDROOM DETACHED FAMILY HOME
- WELL APPOINTED KITCHEN and SEPARATE UTILITY ROOM
- SIZEABLE REAR GARDEN and DOUBLE GARAGE
- PICTURESQUE VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- EN-SUITE TO MAIN and SECOND BEDROOM
- THREE RECEPTION ROOMS
- INGLENOOK FIREPLACE
- DOWNSTAIRS CLOAKROOM
- NO ONWARD CHAIN

This charming yet spacious four bedroom detached family home offers versatility and flexible living, nestled away within the picturesque Bedfordshire village of Eggington, with countryside views to the front aspect. This property is offered with no onward chain.

From the moment you walk through the door, you are greeted by a sizable entrance hall with a staircase leading to the first floor landing. From the entrance hall is the substantially sized lounge with an Inglenook fireplace that features a cast iron log burner. A second reception room that can also be used as a home office. The well appointed kitchen/breakfast room has an array of integrated appliance plus a separate utility room with doors opening to the rear garden. The separate dining room is opposite the kitchen, offering plenty of space. The ground also benefits from a downstairs cloakroom.

The first floor landing has an almost grand feel that leads to the sizeable main bedroom with an en-suite. The second bedroom also benefits from an en-suite. With a further two double bedrooms and a four piece family bathroom.

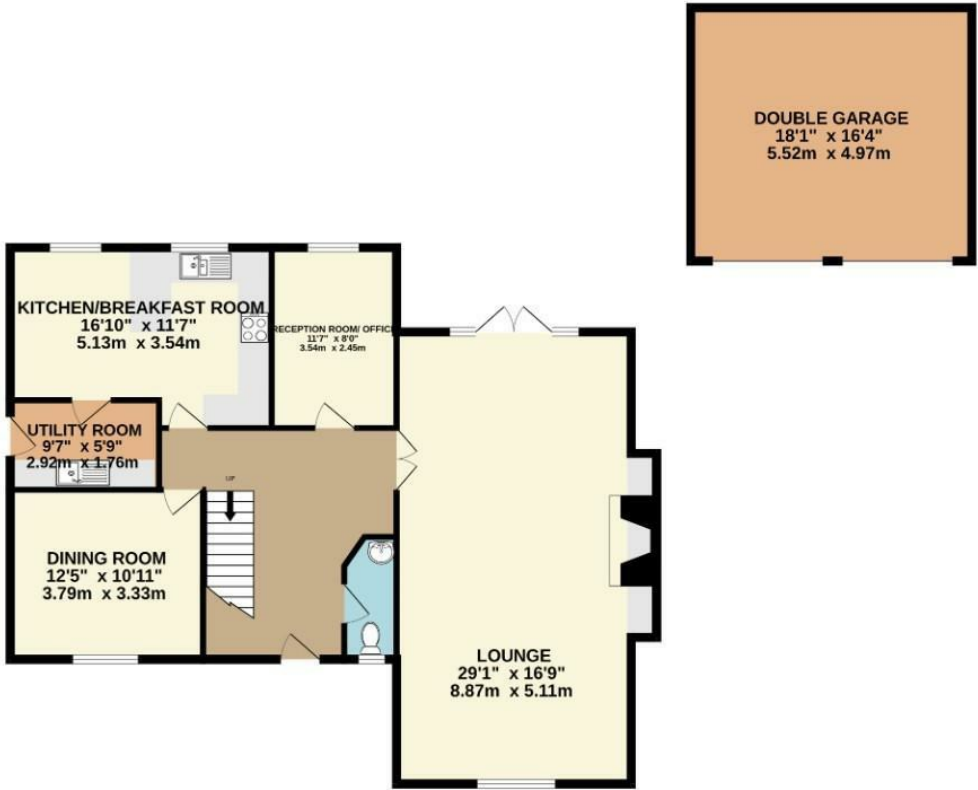
Externally this wonderful property offers an extensive driveway with parking for ample vehicles that leads towards a double garage. The enclosed mature rear garden is mainly laid to lawn with trees and shrubs, plus a patio seated area.

This property is one to see which offers so much potential.

The village of Eggington is a traditional farming village, benefiting from a play school, church and restaurant. There is a local farm shop which provides for everyday needs and more shopping facilities are available in Leighton Buzzard and Woburn. The village, whilst retaining a rural charm is readily accessible to the major road network (A5 and M1 Junctions 9, 12 & 13) and rail links with the mainline station at Leighton Buzzard with a journey time to London Euston of approximately 35 minutes.

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GROUND FLOOR
1398 sq.ft. (129.9 sq.m.) approx.



1ST FLOOR
1158 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA : 2556 sq.ft. (237.4 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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