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27 Rothschild Road, Leighton Buzzard, LU7 2SY

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Guide Price £1,000,000

- FOUR BEDROOM EXTENDED DETACHED FAMILY HOME
- SIZEABLE LOUNGE WITH A CAST IRON FIREPLACE
- DRIVEWAY PARKING
- DOWNSTAIRS CLOAKROOM and UTILITY ROOM
- CLOSE TO LOCAL AMENITIES and SHORT WALK TO MAINLINE STATION
- EN-SUITES TO MAIN and GUEST BEDROOMS
- SUBSTANTIAL REAR GARDEN - PLOT APPROX 0.75 ACRE
- WELL APPOINTED KITCHEN and DINING ROOM
- HIGHLY SOUGHT AFTER LOCATION
- INTERACTIVE VIRTUAL TOUR

Welcome to this truly stunning four bedroom extended detached family home, located within a prime location of Leighton Buzzard. With its bright, spacious layout and modern amenities, this property offers plenty of living space. The garden is a hidden gem, substantially sized with a ample sized shed and annexe.

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 sizeable lounge/family room that features a bay window, central double sided log burner and a staircase leading to the first floor landing. The hub of the house is the elegant open planned and well-appointed kitchen/living space, featuring integrated appliances, Karndean flooring, pantry and bi-folding doors opening to the rear garden. The utility room is as stylish as the rest of the house featuring wall and floor mounted units with plumbing for a washing machine and tumble dryer. The ground floor also benefits from a downstairs cloakroom.

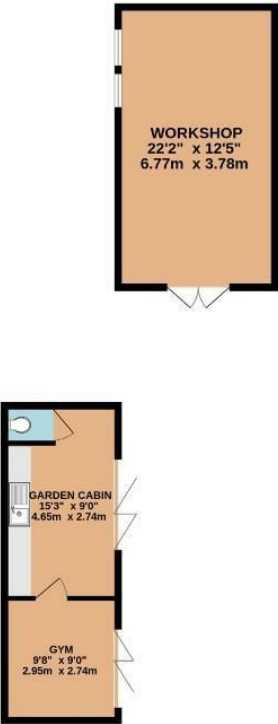
The first floor offers four double bedrooms with an en-suites to the main bedroom and guest bedrooms. The three piece family bathroom finishes the first floor.

The sizeable rear garden really is spectacular, offering a patio seating area plus vast amounts of laid lawn with a vegetable patch and a large polytunnel, a generous sized garden shed, an annexe looking over what was once a swimming pool and an open countryside view.

This property is one to truly see and admire, the current owners 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  
1862 sq.ft. (173.0 sq.m.) approx.



1ST FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 2836 sq.ft. (263.5 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

















