



Southcourt Avenue, Leighton Buzzard
LU7 2QD

Guide Price £750,000



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DESCRIPTION

This meticulously presented and thoughtfully extended four-bedroom, 1930s detached family home is ideally situated in the highly sought-after Linslade area of Leighton Buzzard.

Upon entering through the front door, you are welcomed into a spacious entrance hall, where a staircase ascends to the first-floor landing. To the left, you'll find a charming lounge with a bay-fronted window, perfectly complemented by a cast-iron log burner. The well-appointed kitchen boasts an array of integrated appliances, complemented by sleek tiled flooring. Bi-folding doors open seamlessly to the rear garden, while a skylight floods the space with an abundance of natural light. Adjacent to the kitchen/dining area is a versatile second reception room, offering ample space.

The first-floor landing provides access to three bedrooms, two of which are generous doubles, along with a family bathroom, creating a well-balanced layout.

The second-floor landing leads to the impressive main bedroom, which enjoys a Juliet balcony, offering elevated views and an airy ambiance. The bedroom is further enhanced by an en-suite..

Outside, the expansive rear garden is a true highlight, predominantly laid to lawn with a paved patio seating area, perfect for outdoor entertaining or relaxation.

The driveway offers off road parking and access to the garage.

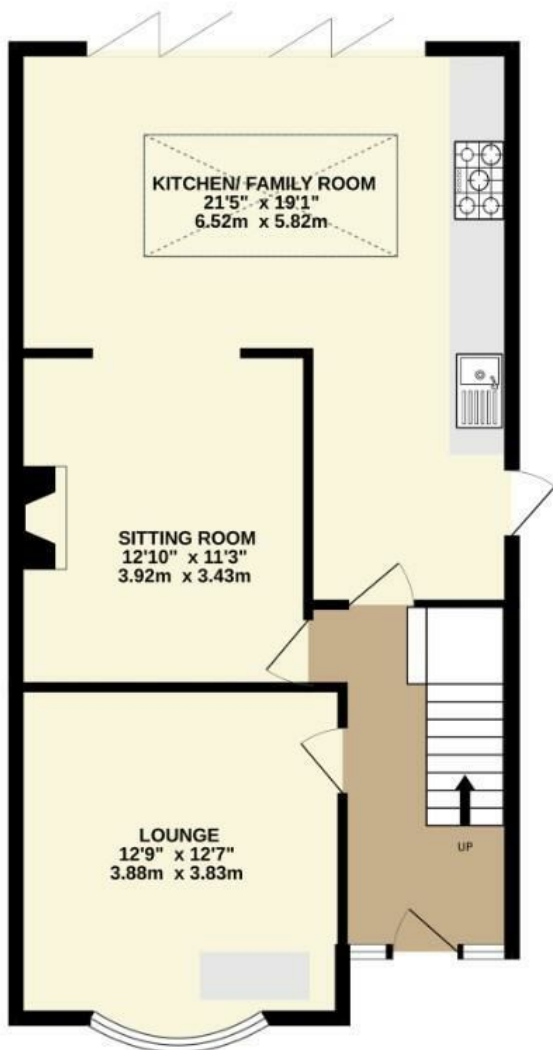
Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

The High Street has a variety of shops and businesses, whilst the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities, and is also well-connected with public transport, making it a popular place to live for people who commute to London,

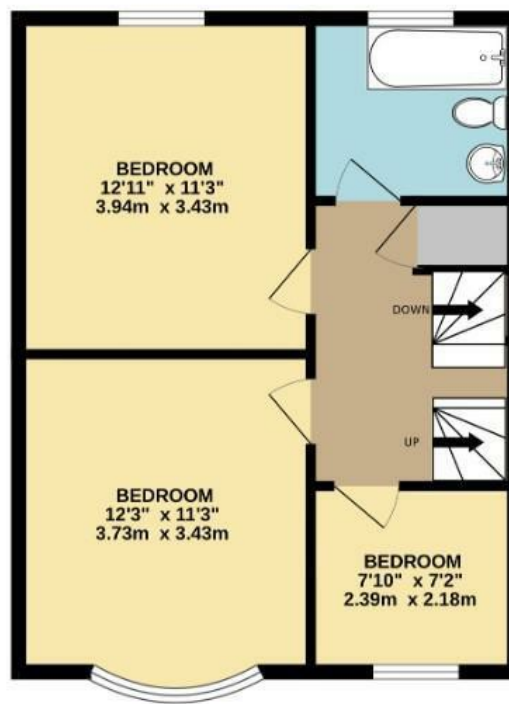




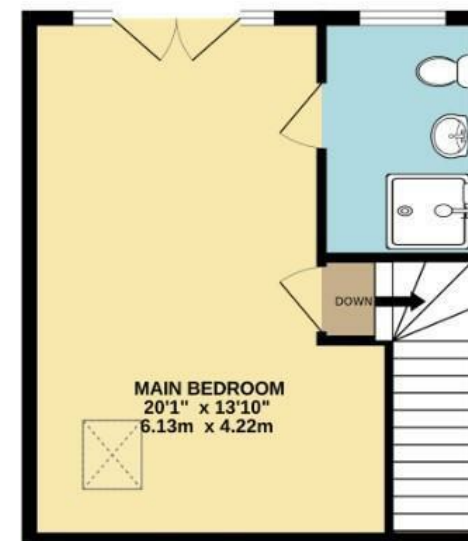
GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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		
(81-91) B		79
(69-80) C	64	
(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.

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