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1 GALTON CORNER

1 Galton Corner, Leighton Buzzard, LU7 3GN

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£400,000

- THREE BEDROOM DETACHED FAMILY HOME
- EN-SUITE TO MAIN BEDROOM
- DOWNSTAIRS CLOAKROOM
- APPROX. 4 YEARS OLD
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- WELL PRESENTED THROUGHOUT
- KITCHEN/DINING ROOM
- DRIVEWAY PARKING
- HIGHLY SOUGHT AFTER LOCATION
- INTERACTIVE VIRTUAL TOUR

An immaculate three bedroom detached family home, located within the very sought after area of Clipstone Park, Leighton Buzzard.

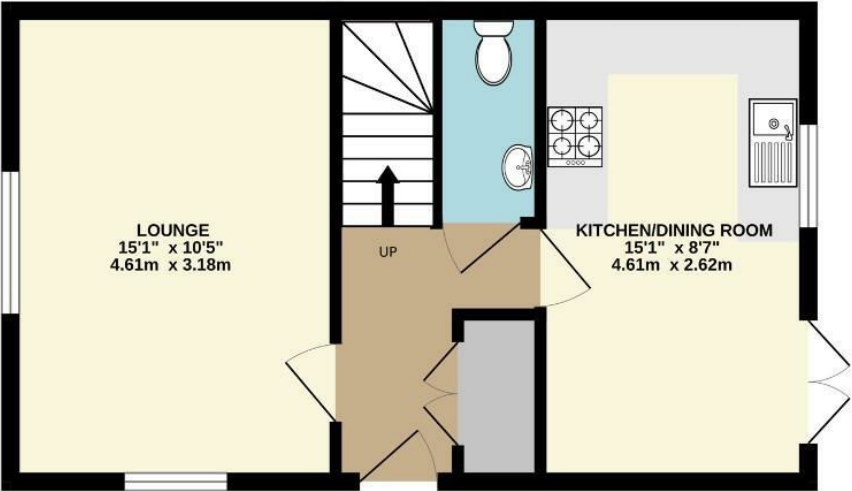
In brief this wonderful property offers a lounge, kitchen/dining room with patio doors opening to the rear garden. The ground floor also features a cloakroom.

The first floor offers three bedrooms with an en-suite to the main bedroom, plus a family bathroom.

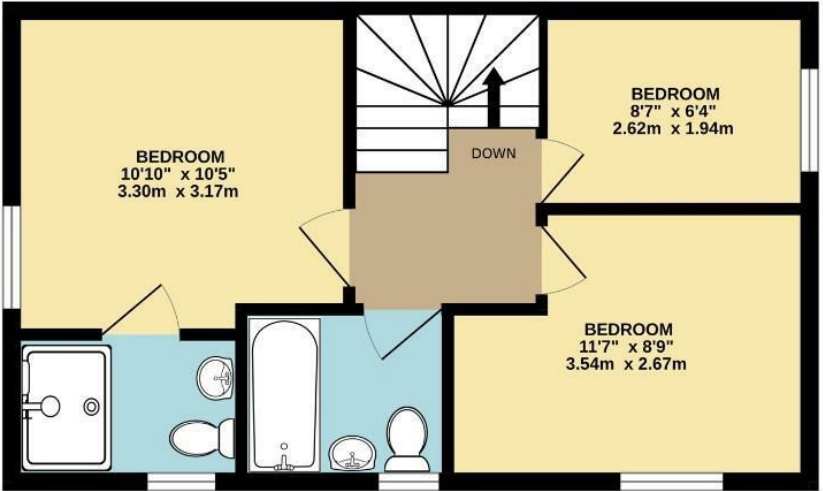
Externally is a driveway for multiple vehicles, with an EV car charger and to the rear is a generous sized enclosed rear garden with a patio seating area.

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  
387 sq.ft. (35.9 sq.m.) approx.

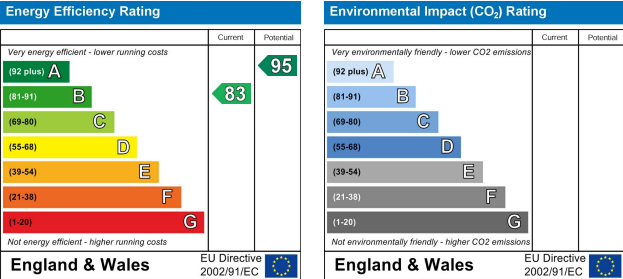


1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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**Entrance Hall**

Entry via a composite door. Stairs leading to the first floor landing. Storage cupboard. Tiled flooring and radiator.

**Cloakroom**

Two piece suite comprising; W/C and wash hand basin. Radiator. Tiled flooring.

**Lounge**

Dual aspect double glazed windows. Radiator and wood effect flooring.

**Kitchen/Dining Room**

Double glazed window to side aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Electric oven. Four ring gas hob with an extractor over. Space for a fridge-freezer, washing machine and dishwasher. Double glazed patio doors opening to the rear garden. Wall mounted gas combination boiler. Tiled flooring and radiator.

**First Floor Landing**

Double glazed window to rear aspect. Fitted carpet. Access to a part boarded loft. Storage cupboard.

**Main Bedroom**

Double glazed window to side aspect. Fitted carpet and radiator.

**En-suite**

Double glazed window to front aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin. Tiled flooring and heated towel rail.

**Bedroom Two**

Double glazed window to front aspect. Fitted carpet and radiator.

**Bedroom Three**

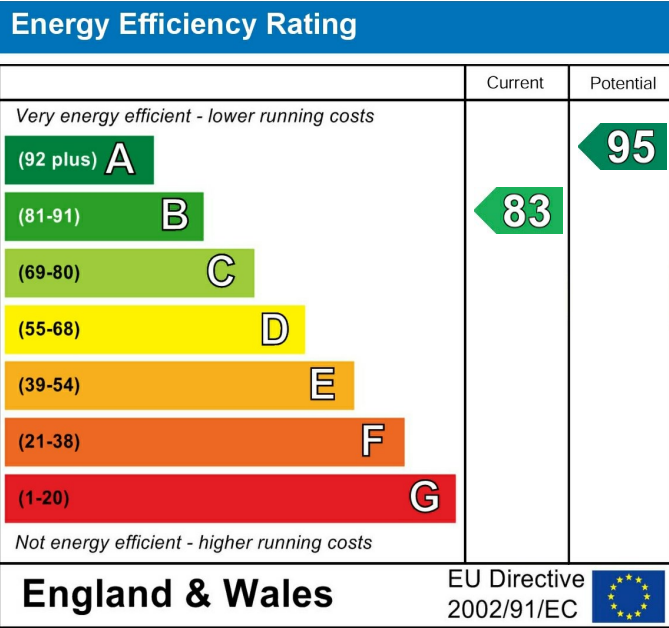
Double glazed window to side aspect. Fitted carpet and radiator.

**Frontage**

Driveway parking for two cars. Gated access to rear garden.

**Rear**

Enclosed rear garden. Mainly laid to lawn with a patio seating area. Gated access to driveway.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.













