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41 Wallis Drive, Leighton Buzzard, LU7 3GB

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## Offers In Excess Of £375,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- EN-SUITE TO MAIN BEDROOM
- WELL-APPOINTED KITCHEN
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- NO ONWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- INTERACTIVE VIRTUAL TOUR

This beautifully presented three bedroom, semi-detached family home is situated in the highly sought-after Clipstone Park area of Leighton Buzzard and is offered to the market with no onward chain.

Constructed in 2020, the property comes with the reassurance of the remaining new build warranty. Internally, the home boasts a spacious lounge, a well-appointed kitchen, a convenient downstairs cloakroom, and three generously sized double bedrooms, including a master bedroom with an en-suite bathroom.

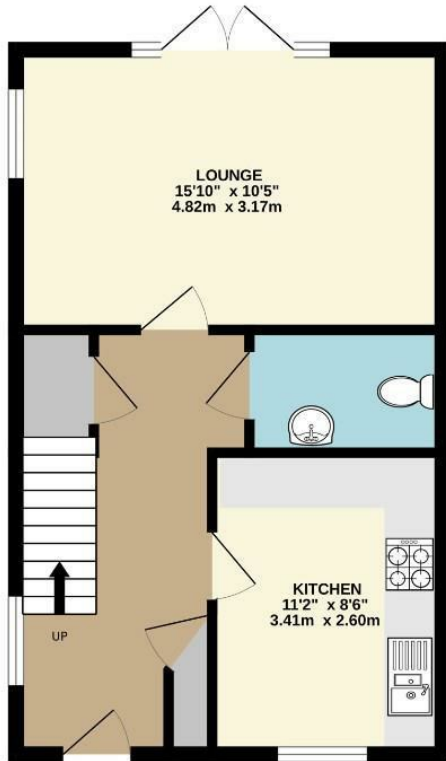
Externally, the home enjoys a private, enclosed rear garden, predominantly laid to lawn, complemented by a charming patio area ideal for outdoor dining or relaxation. A gate provides access to the driveway.

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.

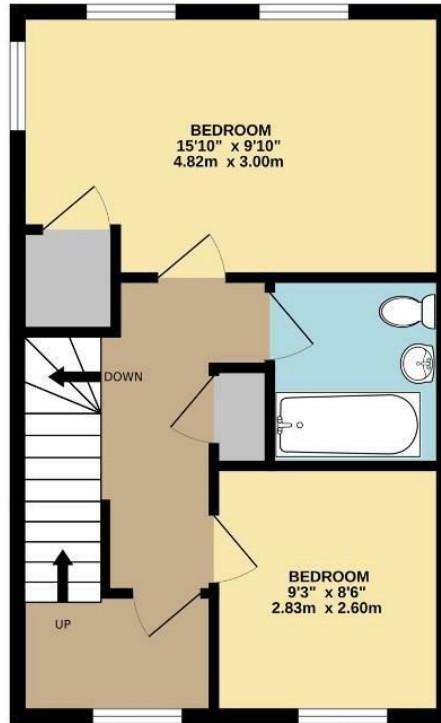
The High Street has a variety of shops and businesses, and the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London.

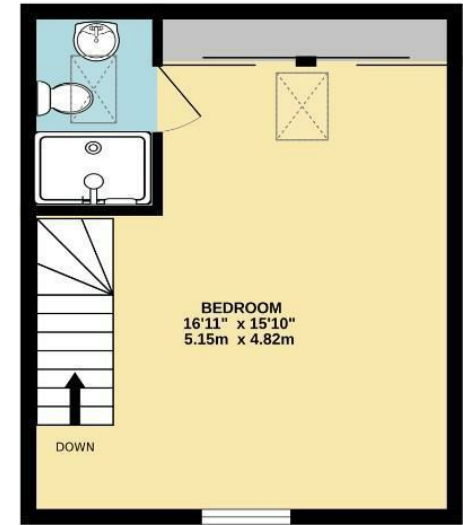
GROUND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.

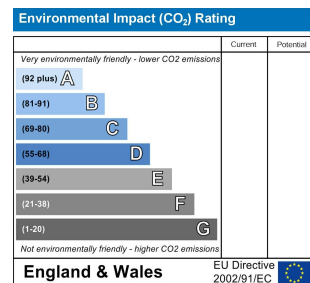
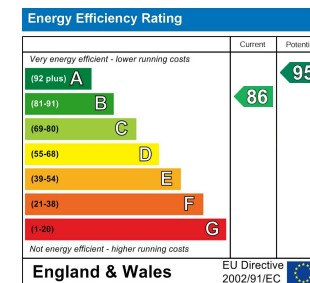


2ND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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 composite door. Stairs rising to first floor landing. Storage cupboard. Fitted carpet and radiator.

**Cloakroom**

Two piece suite comprising; W/C and wash hand basin. Wood effect flooring and radiator.

**Kitchen**

Double glazed window to front aspect. A range of wall and floor mounted units with a worktop over. 1 ½ bowl stainless steel sink and drainer. Integrated dishwasher, washing machine and fridge/freezer. Gas hob with an extractor over. Wood effect flooring and radiator.

**Lounge**

Double glazed window to side aspect and double glazed patio doors opening to the rear garden. Fitted carpet and radiator.

**First Floor Landing**

Fitted carpet and stairs rising to the second floor.

**Bedroom Two**

Dual aspect double glazed windows. Fitted carpet and radiator. Storage cupboard.

**Bedroom Three**

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

**Family Bathroom**

White three piece suite comprising; Panelled bath with shower over and glass shower screen. Wash hand basin. W.C.

**Main Bedroom**

Dual aspect double glazed window and a skylight to the rear. Fitted carpet and radiator. Built in wardrobe.

**En-suite**

Three piece suite comprising; walk-in shower, W/C and

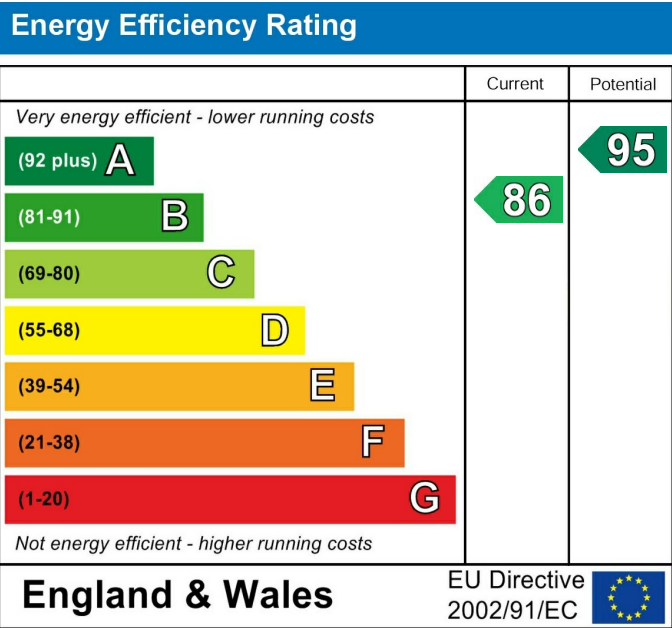
wash hand basin. Wood effect flooring and heated towel rail.

**Frontage**

Flower beds and a path leading to the front door.

**Rear**

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





