



**Greenhill View, Tilsworth**

LU7 9FQ

**£900,000**



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HERE TO GET *you* THERE



# Greenhill View, Leighton Buzzard

## DESCRIPTION

Nestled in the charming area of Greenhill View, Tilsworth, this exquisite semi-detached family home offers a perfect blend of modern comfort and traditional elegance. With four spacious double bedrooms, each boasting its own en-suite bathroom and a dressing room to the main bedroom, this property is ideal for families seeking both privacy and convenience.

The heart of the home is undoubtedly the extended living space, which features two inviting reception rooms and a well-appointed kitchen which offers an array of integrated appliances such as an oven, combination microwave oven with warming tray, wine fridge and quooker tap. The dining room, enhanced by a delightful wood burner, creates a warm and welcoming atmosphere, perfect for entertaining guests or enjoying cosy family meals. The underfloor heating on the ground floor ensures a comfortable environment throughout the year, making this home a true sanctuary. The ground floor further features a cloakroom and utility room with integrated dishwasher and space for a washing machine and tumble dryer.

Outside, the large garden provides ample space for outdoor activities or simply relaxing in the fresh air. The rear garden has a spacious patio seating area and further seating area towards the end of the garden. This private outdoor area is a wonderful extension of the living space, ideal for summer barbecues. The front benefits from driveway parking for multiple vehicles.

Located in the picturesque village of Tilsworth, this property benefits from a tranquil setting while still being conveniently close to local amenities and transport links. Whether you are looking for a family home or a peaceful retreat, this semi-detached house at Greenhill View is a remarkable opportunity not to be missed.



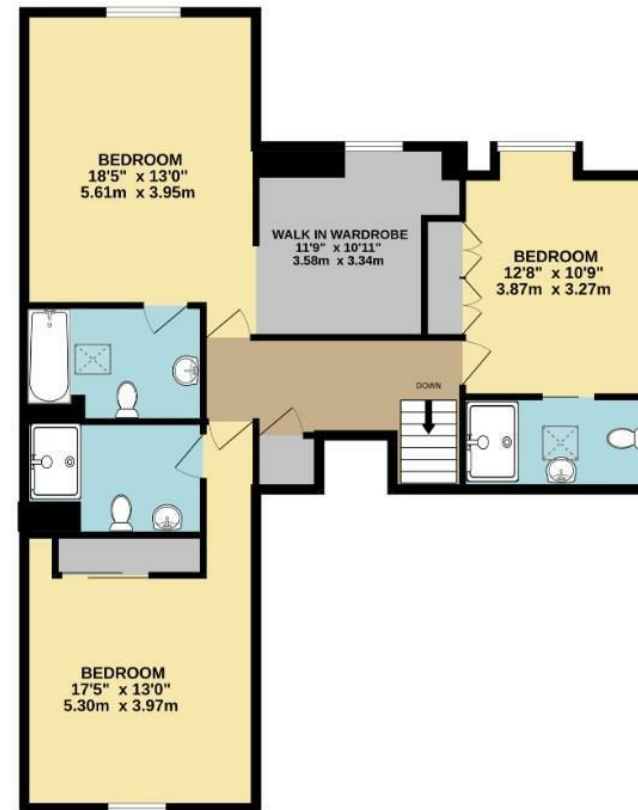




GROUND FLOOR  
1608 sq.ft. (149.4 sq.m.) approx.



1ST FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 2551 sq.ft. (237.0 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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### 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.

## ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>91</b> |
| (81-91) <b>B</b>                            | <b>83</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



