



**HUNTERS®**  
HERE TO GET *you* THERE

57 Plantation Road, Leighton Buzzard, LU7 3HJ

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Offers In Excess Of £318,500

- TWO BEDROOM COTTAGE
- OUTBUILDINGS
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT
- CLOSE TO TOWN CENTRE
- TWO RECEPTION ROOMS
- POPULAR LOCATION
- GENEROUS SIZED REAR GARDEN
- SHORT DISTANCE TO OUZEL MEADOWS
- INTERACTIVE VIRTUAL TOUR

Located within walking distance of Leighton Buzzard Town Centre, on one of the area's most sought-after roads, this well-presented end of terrace home offers comfortable living space throughout.

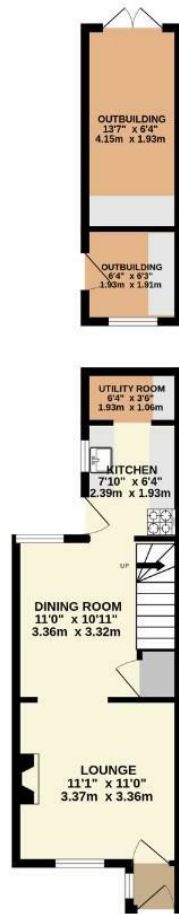
In brief this property features an entrance porch, lounge with feature log burner, dining room and kitchen. Upstairs there are two double bedrooms and a family bathroom.

Externally benefitting from a generous sized rear garden that is mainly laid to lawn and an outbuilding that is currently used as a bar, but can be used as a home office.

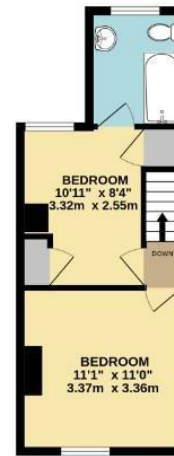
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.



GROUND FLOOR  
446 sq ft (41.4 sq.m.) approx.

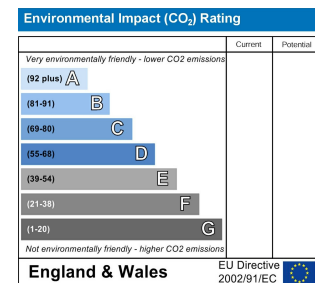
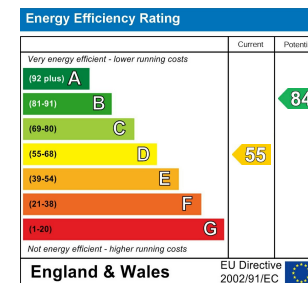


1ST FLOOR  
285 sq ft (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq ft (67.9 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.  
Made with Measure 2/2025



**Entrance Porch**

Entry via a wooden door. Double glazed window to the side aspect. Wood effect flooring and radiator.

**Lounge**

Double glazed window to the front aspect. Feature cast iron fireplace with wood burning stove. Wood effect flooring and radiator.

**Dining Room**

Double glazed window to the rear aspect. Stairs rising to the first floor. Wood effect flooring and radiator.

**Kitchen**

Double glazed window to side aspect. A range and floor and wall mounted units consisting of cupboards and drawers with a worktop over. Space for a free standing gas cooker. Plumbing for a dishwasher and space for a fridge/freezer.

**First Floor Landing**

Doors to:-

**Bedroom One**

Double glazed window to front aspect. Wood effect flooring and radiator.

**Bedroom Two**

Double glazed window to rear aspect. Wood effect flooring and radiator.

**Bathroom**

Double glazed window to rear aspect. Three piece bathroom suite comprising; bathtub with shower over, W/C and wash hand basin.

**Rear**

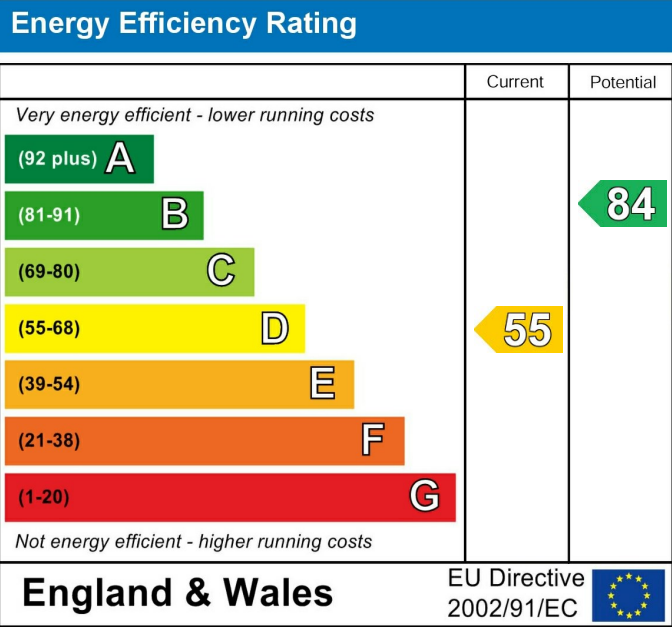
Generous sized enclosed rear garden. Mainly laid to lawn with a gravelled seating area.

**Utility Room**

Space for a tumble dryer and plumbing for a washing machine.

**Outbuilding**

Currently set up as a bar. Can also be used as a home office. Power and Wi-fi booster.



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.







