



HUNTERS[®]
HERE TO GET *you* THERE

3 Warren Close, Leighton Buzzard, LU7 9SU

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Offers In Excess Of £600,000

- FOUR BEDROOM DETACHED FAMILY HOME
- AMPLE DRIVEWAY PARKING and DOUBLE GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- EN-SUITES TO MAIN AND GUEST BEDROOM
- PRIVATE GATED AREA
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- CLOAKROOM and UTILITY ROOM
- INTERACTIVE VIRTUAL TOUR

Tucked away in a private, gated setting, this well-presented four-bedroom detached family home offers comfort, space, and practicality throughout.

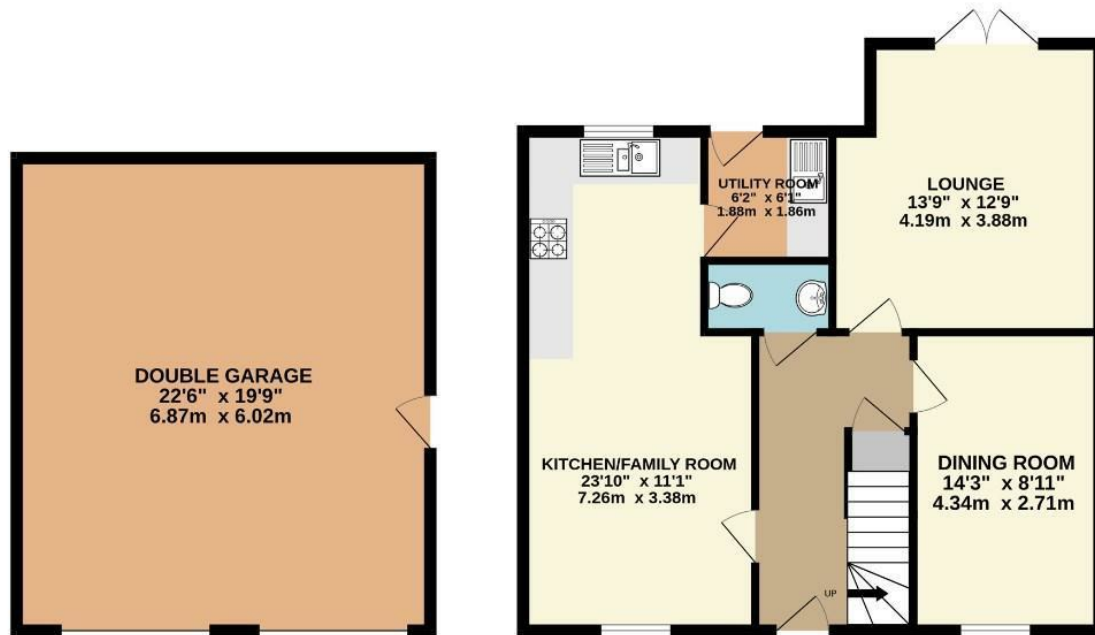
Upon entering, you're welcomed by a spacious entrance hall with a staircase leading to the first floor. Off the hallway is the heart of the home: a generous kitchen/living area featuring a range of integrated appliances, water softener, quooker tap, ample floor and wall-mounted units, and a granite worktop. The lounge includes a log burner and French doors that open out to the rear garden, creating a light and inviting space. A separate reception room, currently used as an office, also works well as a formal dining room. The ground floor is completed by a cloakroom and a utility room with plumbing and space for both a washing machine and tumble dryer. The ground floor also benefits from underfloor heating.

Upstairs, the landing leads to four double bedrooms. The main and guest bedrooms benefit from their own en-suite bathrooms. The fourth bedroom provides access to the loft via a fitted loft ladder. The loft has been prepared for potential conversion, with double-width joists and trusses already in place.

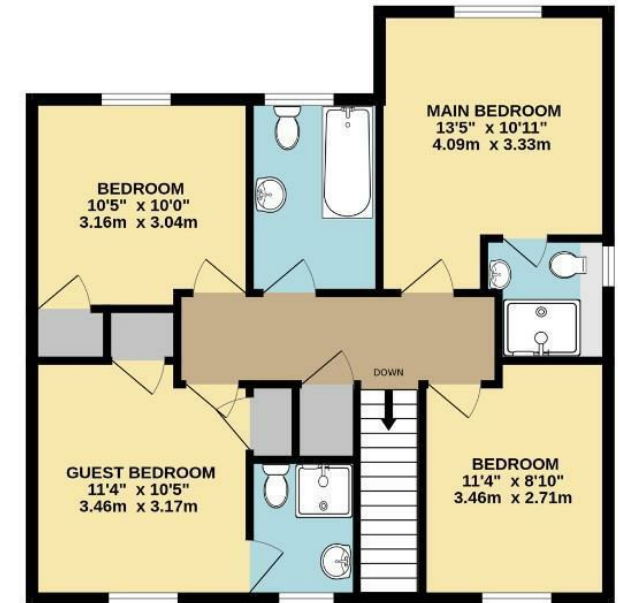
Outside, the property features generous driveway parking and a double-width garage. The landscaped rear garden includes a patio seating area, mature flower beds, established trees, and low-maintenance Astro Turf. There is also gated access from the rear garden to the front driveway.

Leighton Buzzard is a market town in Bedfordshire, England, located between Luton and Milton Keynes. It sits near the River Ouzel and the Grand Union Canal, giving it a mix of historic charm and scenic landscapes. The town blends traditional architecture with modern amenities, and it has grown in popularity due to its good transport links, especially the rail connection to London Euston (about 35-45 minutes).

GROUND FLOOR
1146 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.5 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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Agent Notes

Resident association.

£25 per month for the upkeep of the main driveway and electric gate.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |





