



HUNTERS[®]
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46 Middleton Way, Leighton Buzzard, LU7 4BQ

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Offers In Excess Of £500,000

- FOUR BEDROOM FAMILY HOME
- SIZEABLE REAR GARAGE
- HIGHLY SOUGHT AFTER AREA
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- EN-SUITES TO MAIN and GUEST BEDROOMS
- DRIVEWAY PARKING and a 32ft GARAGE
- WELL PRESENTED THROUGHT
- KITCHEN/DINING ROOM
- INTERACTIVE VIRTUAL TOUR

This beautifully presented family home is nestled within the highly desirable Billington Park development in Leighton Buzzard. Combining modern comfort with picturesque surroundings and superb connectivity, this stunning home is perfectly suited for families and professionals alike.

Entering the welcoming entrance hall that leads to a spacious and light-filled lounge. A dedicated study/home office adds flexibility for remote work or creative pursuits. A conveniently located cloakroom adds to the home's functionality.

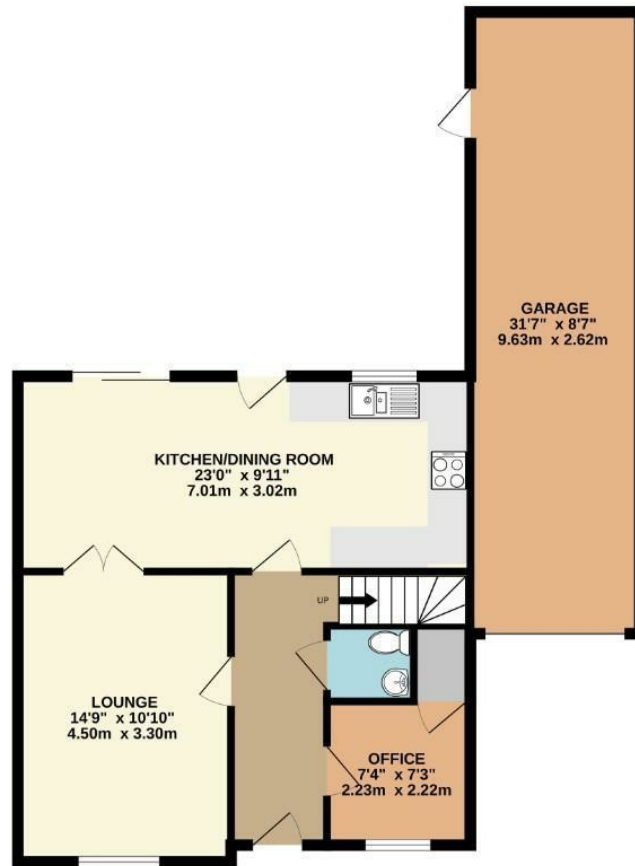
The highlight of the ground floor is the impressive 22ft kitchen/dining room, refitted to a high standard. This bright and contemporary space spans the rear of the home, combining sleek design with practical living, offering a wealth of integrated appliances and access to the rear garden.

Upstairs, you'll find four well-proportioned bedrooms. Two spacious doubles feature built-in wardrobes and private en-suite bathrooms. A third double and a sizeable single room offer versatile accommodation, or additional workspace. A stylish family bathroom completes the first floor.

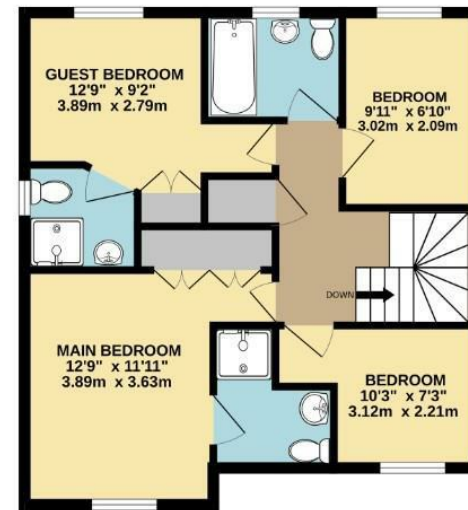
The sizeable enclosed rear garden, is mainly laid to lawn with a patio seating area. the rear garden also offers a summerhouse, equipped with power, offering a versatile space for hobbies, a home office, or simply a peaceful retreat. The driveway provides off road parking and access to the 32ft garage, the garage can also be accessed via the rear garden.

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
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.2 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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