



**Garden Hedge, Leighton Buzzard**  
LU7 1DJ

**Guide Price £425,000**





# Garden Hedge, Leighton Buzzard

## DESCRIPTION

Nestled in the charming area of Garden Hedge, Leighton Buzzard, this delightful semi-detached extended family home offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families seeking a spacious home.

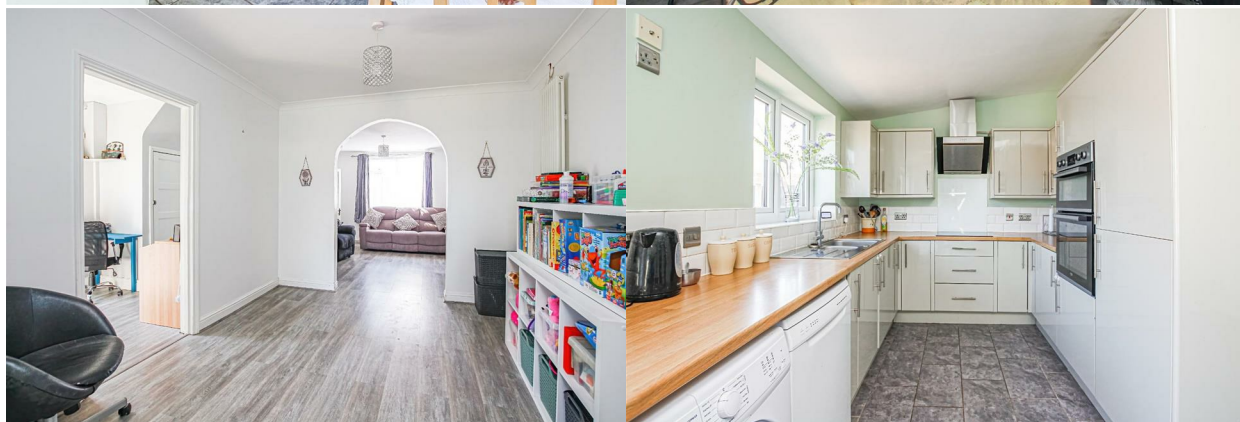
The property has been thoughtfully extended, enhancing its living space and functionality. The property comprises; porch, entrance hall, downstairs bedroom, two reception rooms, study, kitchen/dining room with patio doors leading to the garden, cloakroom and utility room. Upstairs there are three bedrooms and a four piece family bathroom.

Outside is a generous sized rear garden with patio seating area ideal for entertaining. To the front offers ample driveway parking and access to the remaining garage.

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, whilst the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

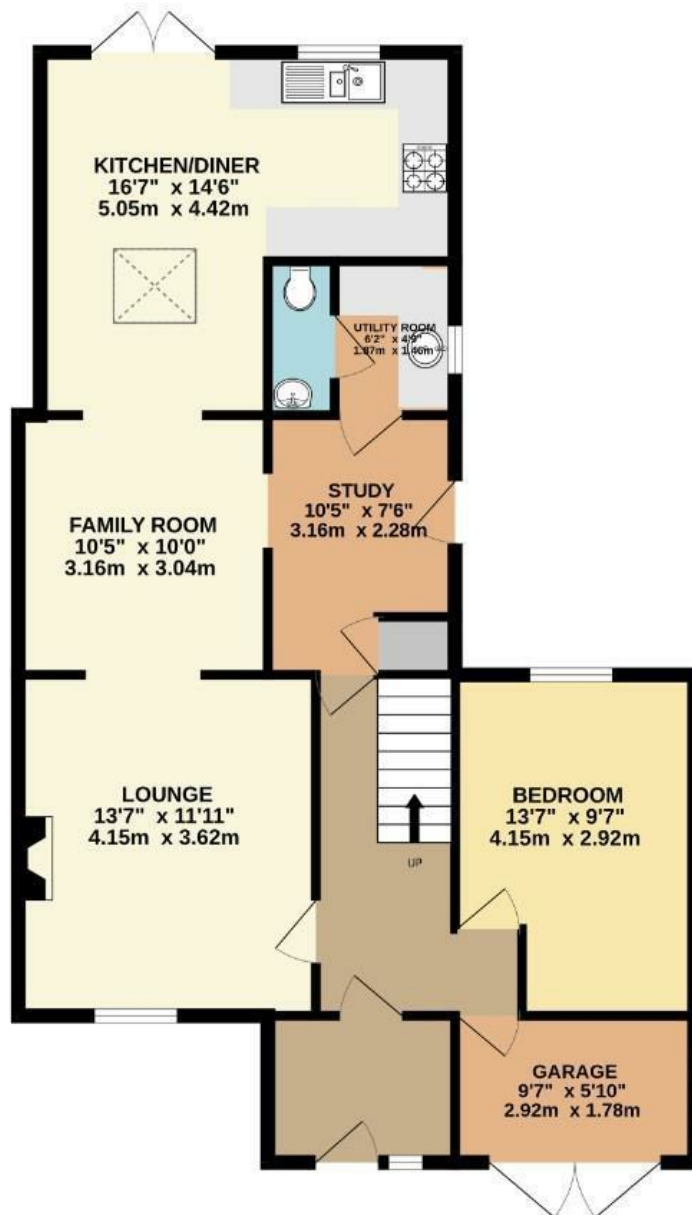
Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London, particularly for its direct line to Euston.



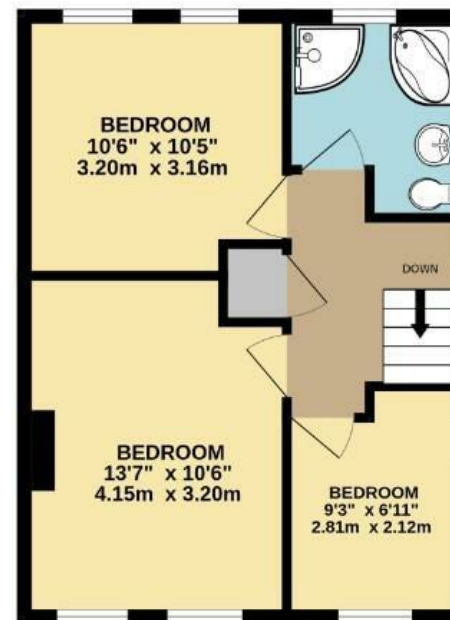




GROUND FLOOR  
885 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

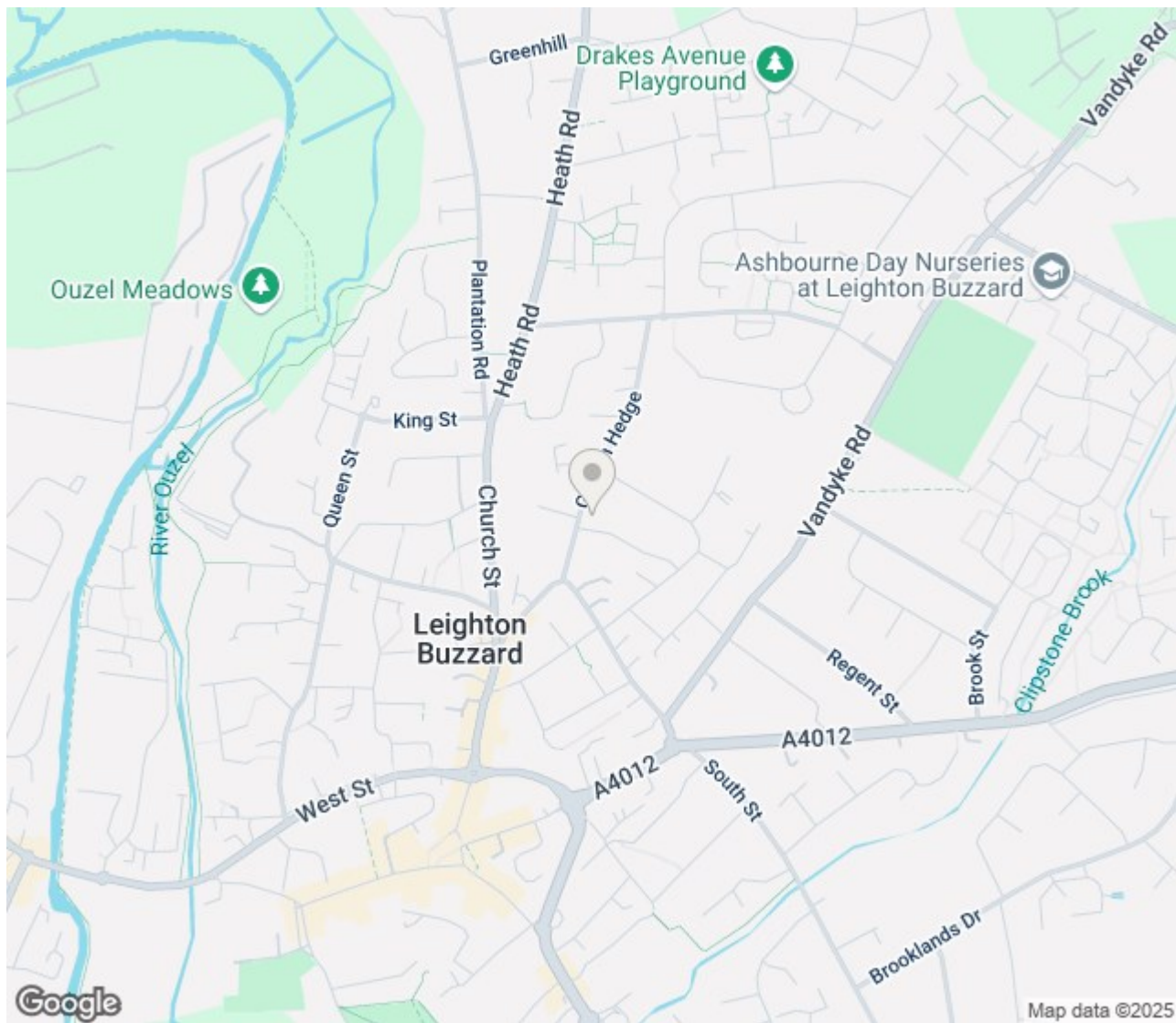


TOTAL FLOOR AREA: 1301 sq.ft. (120.9 sq.m.) approx.

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.  
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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</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 2002/91/EC	

### 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.

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