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40 Silver Street, Cublington, Leighton Buzzard, LU7 0LJ

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Guide Price £700,000

- WELL PRESENTED FOUR BEDROOM FAMILY HOME
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- MODERN FAMILY BATHROOM
- ADDITIONAL DINING ROOM, FAMILY ROOM AND LOUNGE
- GENEROUS DRIVEWAY PARKING
- LOCATED IN THE PICTURESQUE VILLAGE OF CUBLINGTON
- TWO SPACIOUS DOUBLE BEDROOMS AND A SMALL DOUBLE
- KITCHEN AND BREAKFAST AREA WITH SEPARATE UTILITY ROOM
- WRAP AROUND GARDEN WITH MATURE FLOWER BEDS AND TREES
- INTERACTIVE VIRTUAL TOUR

Beautifully maintained and well presented throughout, this spacious four-bedroom detached home offers versatile living accommodation, thoughtfully designed to suit modern family life. Set within the charming and highly sought-after Buckinghamshire village of Cublington, the property combines generous proportions with a welcoming and homely feel.

The ground floor features a stylish kitchen and breakfast area, perfect for relaxed family meals, complemented by a separate utility room providing practicality and additional storage. A dedicated dining room offers the ideal setting for formal entertaining, while a comfortable family room and a light-filled lounge provide flexible spaces for both everyday living and relaxation.

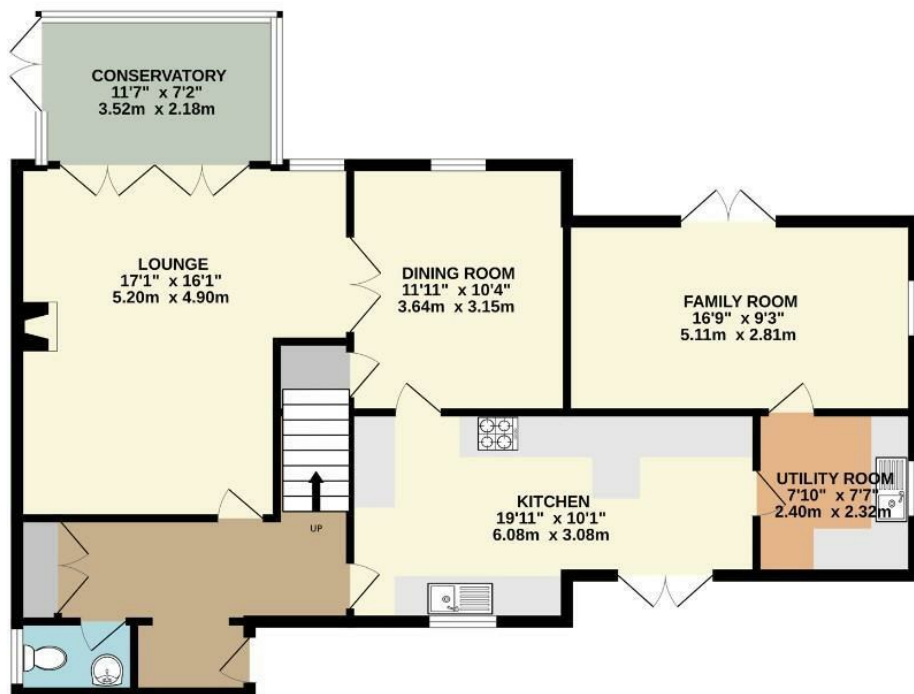
Upstairs, the property offers four well-proportioned bedrooms, including a main bedroom with en-suite shower room, two further spacious doubles, and a smaller double bedroom ideal for a guest room or home office. A modern family bathroom completes the accommodation.

Outside, the property enjoys a wrap-around garden bordered by mature flower beds and established trees, creating a private and tranquil setting. The garden offers multiple seating areas, perfect for entertaining, dining, or simply enjoying the peaceful surroundings. A generous driveway provides ample parking for several vehicles.

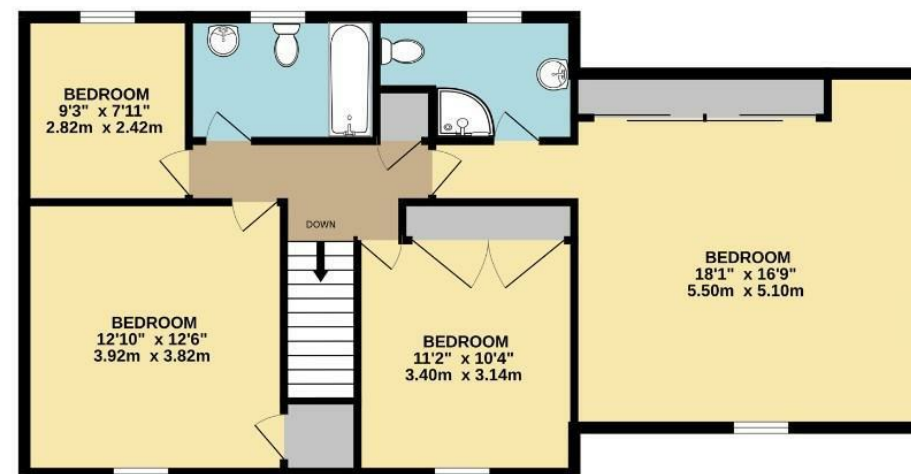
Located in the heart of Cublington, this impressive home combines village charm with excellent accessibility to nearby towns and transport links.

A delightful family home offering space, comfort, and character — perfectly positioned for countryside living in one of Buckinghamshire's most desirable villages.

GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
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	









