



Middleton Way | | Leighton Buzzard | LU7 4BQ

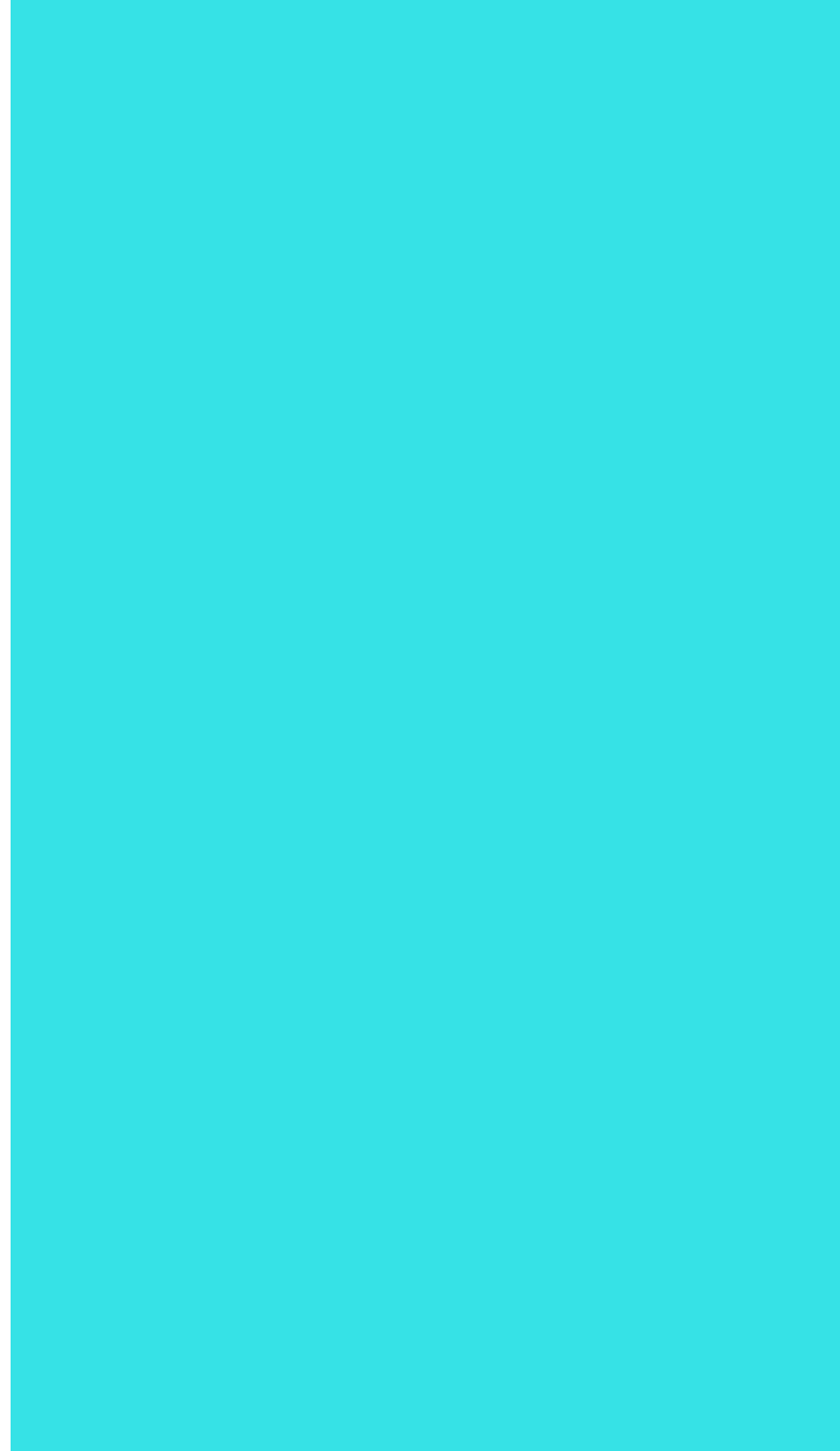
Offers In Excess Of £525,000

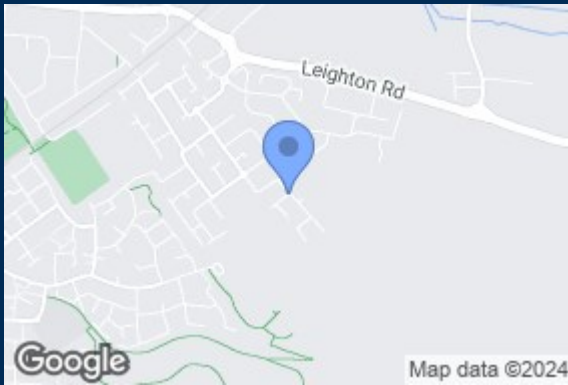
Middleton Way |
Leighton Buzzard | LU7 4BQ
Offers In Excess Of £525,000

Fine Homes Property are excited to present this rarely available detached family home on Billington Park with views onto Astral Park. The accommodation is flexible with up to six bedrooms, two bathrooms, large living room, stunning extended kitchen dining family room with full width bi-folding doors, utility room and cloakroom. Enjoying a private driveway, part converted garage, low maintenance garden and hot tub.

- A stunning extended detached house on Billington Park!
- Rare exclusive position with views over Astral Park.
- Spacious living rooms with an extended large kitchen dining family room.
- Private low maintenance rear garden with amazing hot tub/resistance pool.
- 10 minute drive to Leighton Buzzard train station.
- Amazing house for entertaining all year round.
- Flexible rooms with potential for SIX bedrooms and two bathrooms.
- Utility room plus WC.
- Driveway parking plus garage.
- A viewing is highly recommended to appreciate the space.







Approximate Gross Internal Area
 Ground Floor = 74.7 sq m / 804 sq ft
 First Floor = 53.7 sq m / 578 sq ft
 Second Floor = 27.6 sq m / 297 sq ft
 Total = 156.0 sq m / 1,679 sq ft



First Floor

Sec

Illustration for identification purposes only,
 measurements are approximate, not to scale.

© CJ Property Marketing Produced for Fine Homes Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>76</p> <p>83</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(02 plus) A</p> <p>(01-09) B</p> <p>(09-40) C</p> <p>(25-43) D</p> <p>(39-54) E</p> <p>(51-58) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Duck End
 Great Brickhill
 Buckinghamshire
 MK17 9AP

01525 261100

enquiries@finehomesproperty.co.uk