



Plantation Road | | Leighton Buzzard | LU7 3HJ

Asking Price £850,000

Sycamore House

Plantation Road |

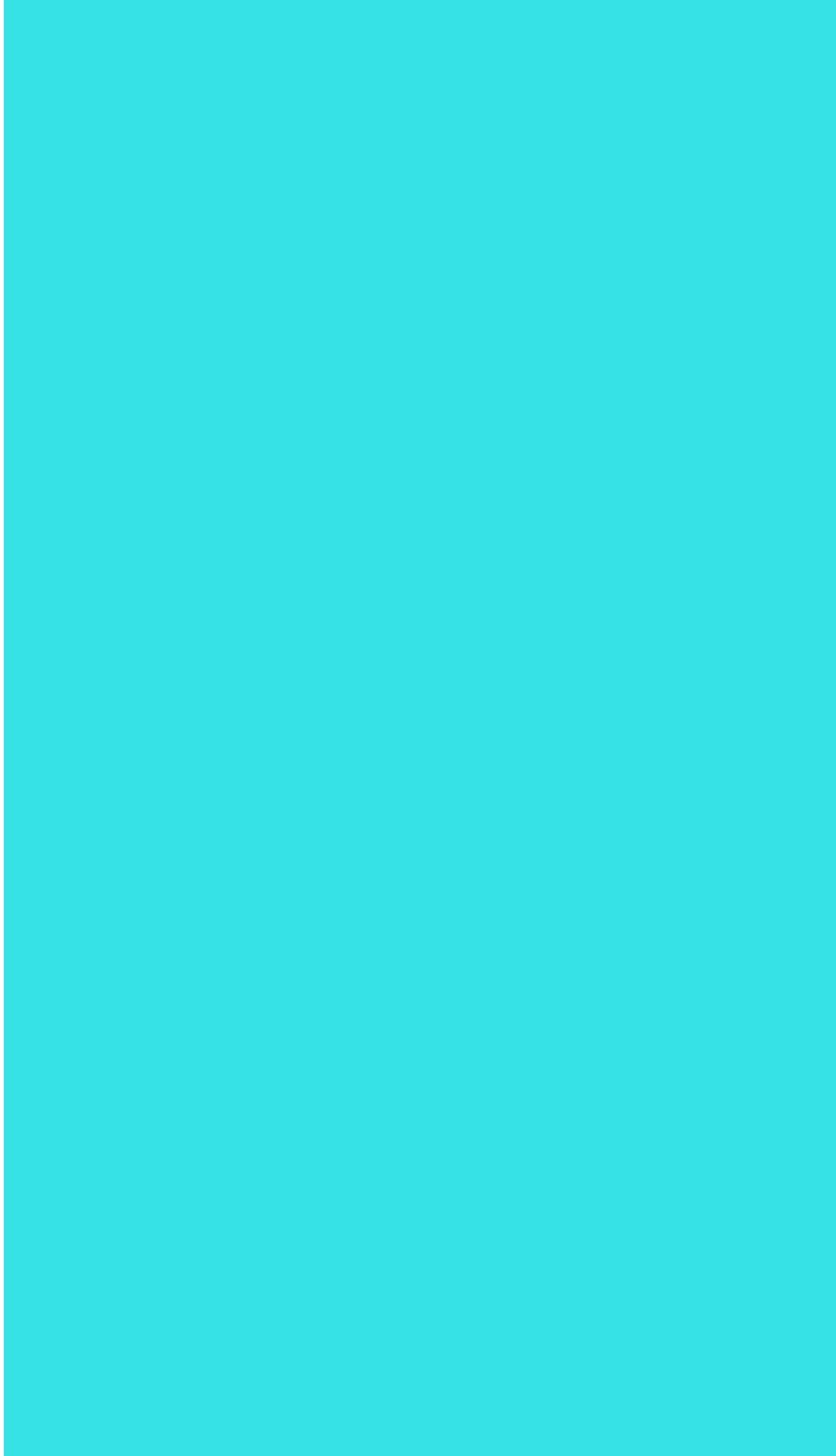
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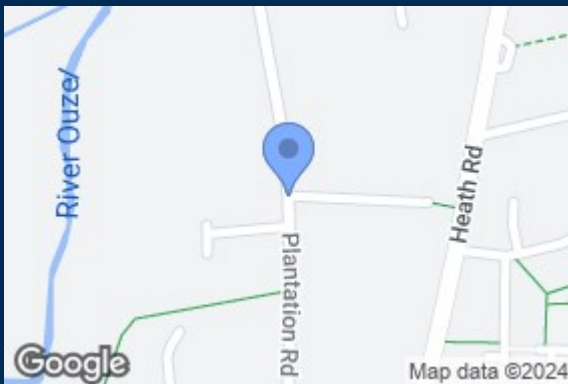
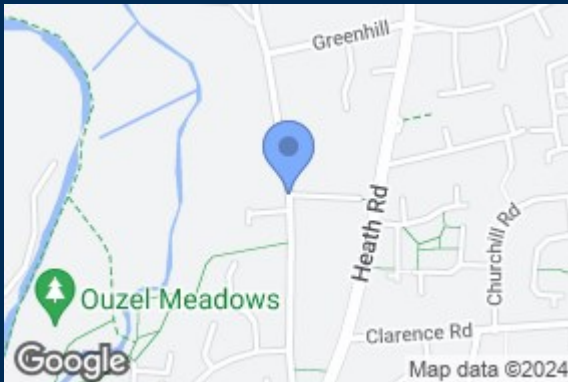
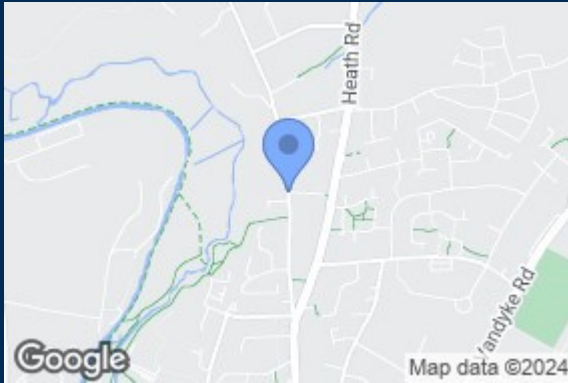
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Fine Homes Property are delighted to present this executive family home situated on one of the town's premier roads backing onto woodland. Inside you'll find over 2000 square foot of luxurious living space. The layout is perfect for a family home with a spacious kitchen breakfast room, dining room, sitting room and a study/play room. Upstairs there are four generous bedrooms each with their own dedicated bathroom! (Three en-suite, four bathrooms) There is a large driveway to the front plus single garage, and a ninety foot garden. An impressive family home in a superb location that shouldn't be missed.

- Impressive four bedroom home on one of Leighton Buzzard's most prestigious roads.
- Striking & secluded 90 foot rear garden backing onto woodland.
- Skylit master suite with walk in wardrobe and en suite bathroom.
- Kitchen breakfast room, dining room, living room and a dedicated play room/study.
- Four generous bedrooms each with its own dedicated bathroom.
- Large private driveway & single garage.
- Four bathrooms with high capacity Megaflo hot water tank.
- Potential to extend to front or rear if desired subject to planning permission.
- 7 minute drive to Leighton Buzzard station and a short walk to the town centre.
- Excellent local schools for all ages.







Approximate Gross Internal Area
 Ground Floor = 98.3 sq m / 1,058 sq ft
 First Floor = 94.4 sq m / 1,016 sq ft
 Total = 192.7 sq m / 2,074 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 75	 82	 A	 A
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC

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