



St. Andrews Street | | Leighton Buzzard | LU7 1FL

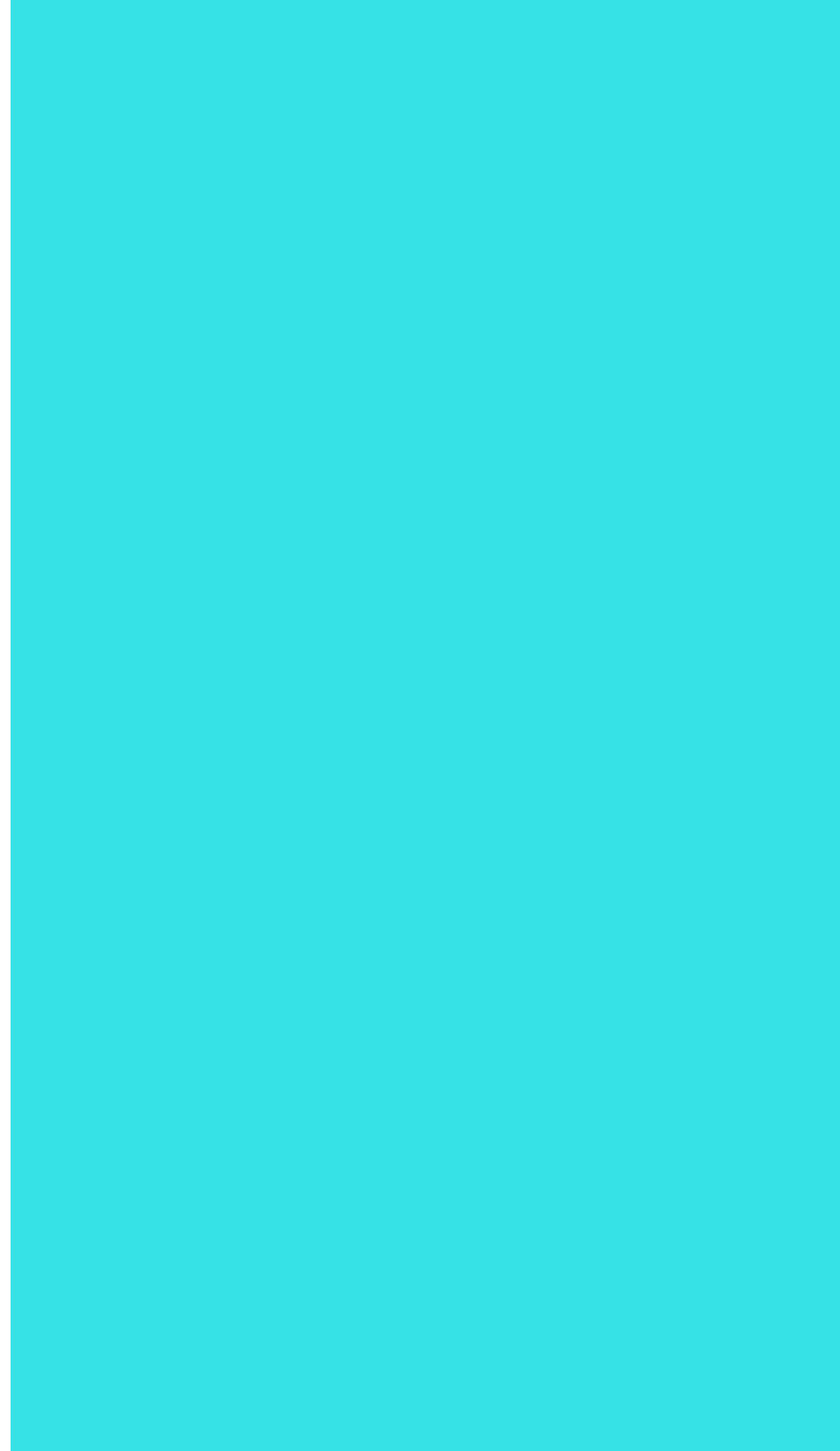
Asking Price £350,000

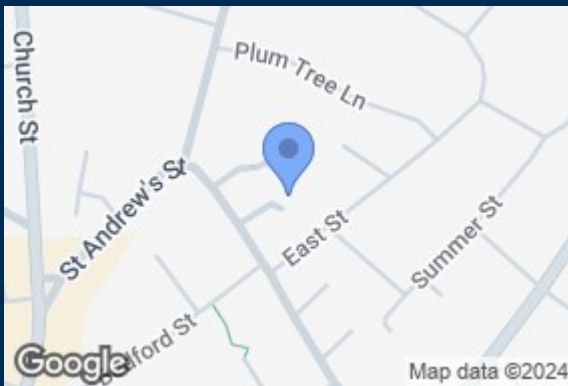
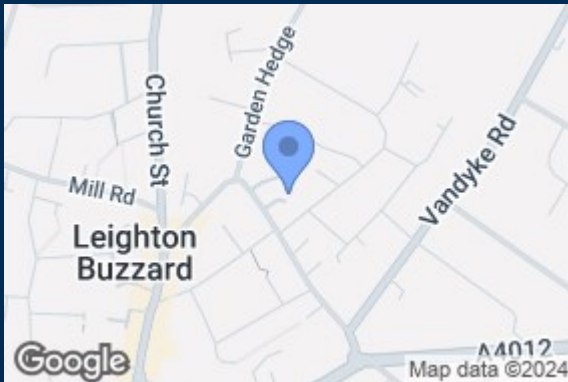
St. Andrews Street |
Leighton Buzzard | LU7 1FL
Asking Price £350,000

Just moments from the centre of Leighton Buzzard, and only five minutes' drive from the train station, this immaculately presented, two bathroom, three bedroom family home is arranged across three floors and located in a secure gated development in the town centre. Featuring an impressive principal suite, a low maintenance private rear garden and a huge range of amenities within easy reach. With no upper chain this home is not to be missed.

- Fantastic town center location in a secure gated development.
- No upper chain.
- Moments from Leighton Buzzard town centre.
- Allocated parking space.
- Three double bedrooms.
- Two bathrooms and a cloakroom.
- Private low maintenance rear garden with rear access.
- 5 minute drive to train station.
- Well fitted kitchen and spacious living room.
- Excellent local schools for all ages.







Approximate Gross Internal Area
 Ground Floor = 34.5 sq m / 371 sq ft
 First Floor = 34.2 sq m / 368 sq ft
 Second Floor = 21.3 sq m / 229 sq ft
 Total = 90.0 sq m / 968 sq ft

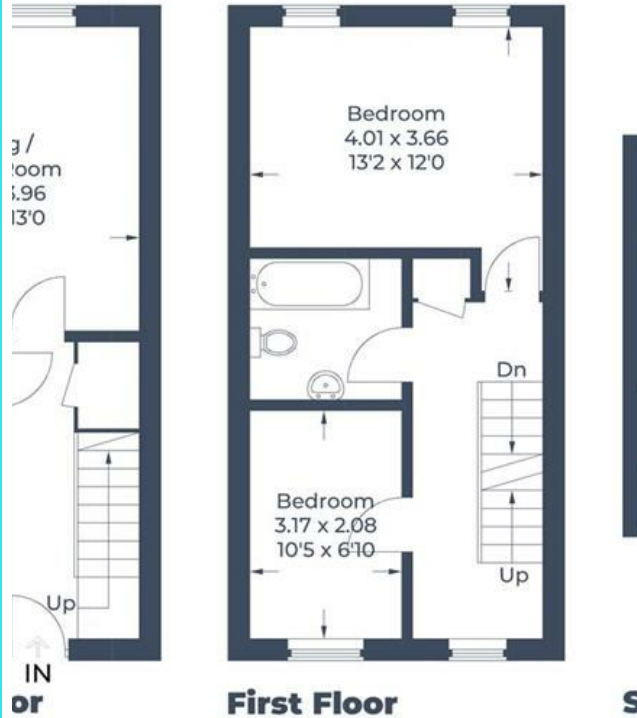


Illustration for identification purposes only,
 measurements are approximate, not to scale.

© CJ Property Marketing Produced for Fine Home Properties

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	87 75	 A (02 plus) B (01-09) C (00-09) D (05-04) E (00-04) F (01-00) G (1-20)	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	

Duck End
 Great Brickhill
 Buckinghamshire
 MK17 9AP
 01525 261100
 enquiries@finehomesproperty.co.uk