



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

@jon-paul.brampton@exp.uk.com

 jonpaulbrampton.exp.uk.com

 07359 015 020

Ash Grange, Leighton Buzzard, LU7

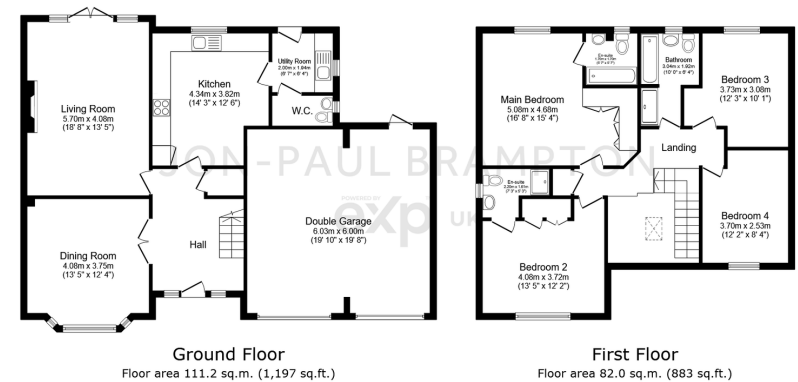
Guide Price £895,000

4 3 2



- Executive detached home in an exclusive gated development of just four properties
- Four double bedrooms, including two with en-suites and built-in wardrobes
- Striking galleried hallway with vaulted ceiling and skylights – a true statement feature
- Double garage with full power, internal access, and new electric roller doors
- Scope to extend or add garden offices without compromising the generous plot size
- South-facing garden backing onto mature woodland – tranquil, private & beautifully landscaped
- Newly refitted luxury kitchen with Quartz worktops, centre island & integrated appliances
- Spacious living areas, including bay-fronted dining room and 18ft lounge with garden access
- Gated access to community with sensor-operated entry and woodland surroundings
- Please quote JB0294 when enquiring thru Rightmove, Zoopla or OnTheMarket





Total floor area: 193.2 sq.m. (2,080 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)

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Jon-Paul Brampton presents...An Exclusive Woodland Retreat in the Heart of Town

Energy performance certificate (EPC)			
1 Ash Garage Barnet Road LEIGHTON BUZZARD LU2 4LZ	Energy rating C	Valid until:	19 March 2028
		Certificate number:	2842-7114-6112-3225-1246
Property type		Detached house	
Total floor area		159 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance			