



**Connells**

Himley Green  
Leighton Buzzard



# Himley Green Leighton Buzzard LU7 2PY

for sale offers in excess of  
**£400,000**



## Property Description

viewing is highly recommended.

Nestled in the ever-popular Linslade area, this four-bedroom family home offers an ideal blend of spacious living and convenient location. Perfect for growing families, the property has been thoughtfully updated and boasts a refitted kitchen and contemporary shower room, providing stylish and practical spaces for everyday life.

On the ground floor, a versatile study provides the perfect spot for working from home or use as a playroom or guest space. The generous living accommodation continues throughout, with a bright spacious lounge diner with dual aspect.

Externally, the home benefits from off-road parking to the front and private garden to rear. The property is located within easy reach of schools for all age groups, making it an excellent choice for families.

Commuters will appreciate the close proximity to Leighton Buzzard train station, just half a mile away, offering fast and direct services to London Euston in under 30 minutes.

This is a rare opportunity to secure a well-appointed home in a prime location - early

## Entrance Porch

Double glazed front door. Door to lounge.

## Lounge

14' x 26' ( 4.27m x 7.92m )  
Double glazed bay window to front. Patio doors to rear. Door to inner lobby. Door to kitchen. Warm air heating unit.

## Study

7' 9" x 16' 6" ( 2.36m x 5.03m )  
Patio doors to front. Meters. Picture rail.

## Kitchen

12' x 7' 2" ( 3.66m x 2.18m )  
Double glazed windows to rear. Fitted kitchen with wall and base units. Eye level oven. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Extractor fan. Electric hob. Door to rear. Door to rear lobby with door to outside & door to separate WC.

## Landing

Loft access. Doors to all rooms.

## Bedroom One

12' x 12' 10" ( 3.66m x 3.91m )  
Double glazed window to front. Carpeted flooring.

## Bedroom Two

9' 10" x 12' 11" ( 3.00m x 3.94m )  
Double glazed window to front. Carpeted flooring.

## Bedroom Three

12' 2" x 6' 9" ( 3.71m x 2.06m )  
Large double glazed window to rear. Carpeted flooring.

## Bedroom Four

13' 1" x 7' 5" ( 3.99m x 2.26m )  
Double glazed window to rear. Carpeted flooring.

## Shower Room

2 double glazed windows to rear. WC. Wash hand basin in vanity unit. Fully tiled walls.

## Outside

## Front Garden

Driveway. Mature shrubs and bushes. Small seating area.

## Rear Garden

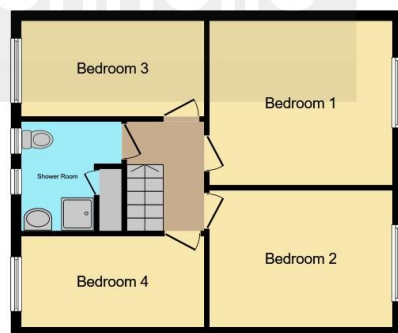
Brick built outbuilding. Decking. Gated rear access. Outside tap. Mature bushes, shrubs and flowers.







**Ground Floor**



**First Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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4 Market Square  
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EPC Rating: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/LBC311266](http://connells.co.uk/Property/LBC311266)**



Tenure: Freehold



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