



Hydrus Drive, Leighton Buzzard, LU7 3UL

Offers In Excess Of £375,000

3 1 2 D

- **Detached Family Home**
- **Three Bedrooms**
- **18Ft Kitchen/Diner**
- **Garage & Driveway**
- **Cul De Sac Location**
- **Downstairs WC**
- **South Facing Private Garden**
- **Popular Planets Estate**
- **Excellent School Catchments**
- **Potential For Extensions STPP**

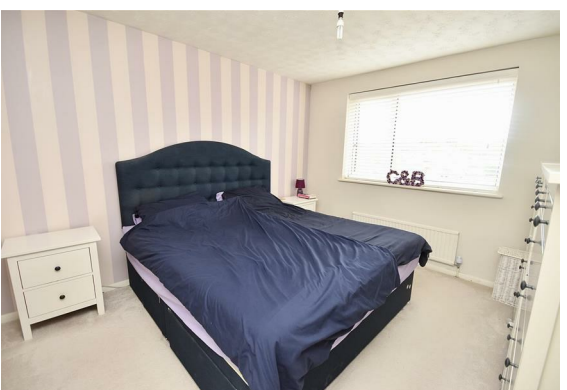


DETACHED FAMILY HOME | GARAGE & DRIVEWAY | 18FT KITCHEN/DINER | PRIVATE SOUGHT FACING GARDEN | EXCELLENT SCHOOL CATCHMENTS | FANTASTIC POTENTIAL FOR EXTENSIONS

M & M Properties are delighted to offer for sale this THREE BEDROOM DETACHED HOUSE, located in a CUL DE SAC LOCATION on the popular PLANETS ESTATE in Leighton Buzzard, which is sought after for its EXCELLENT SCHOOL CATCHMENTS.

The property has spacious rooms throughout, set over two floors. To the ground floor there is an entrance hallway, downstairs WC, a bright and airy Living room to the front and an 18Ft Kitchen/diner across the back which features solid wood worksurfaces, butler style sink, 'shaker' style storage units to wall and base levels as well as enough space for a large dining table and additional snug seating space. French doors also lead out onto the south facing rear garden.

Stairs rise up to a very good sized first floor landing with doors leading into all three bedrooms (two with built in wardrobes), the family bathroom, airing cupboard and loft area.





At the rear of the property is a low maintenance south facing garden area which is fully enclosed, mainly laid to lawn with an additional patio seating area and a raised timber decking area.

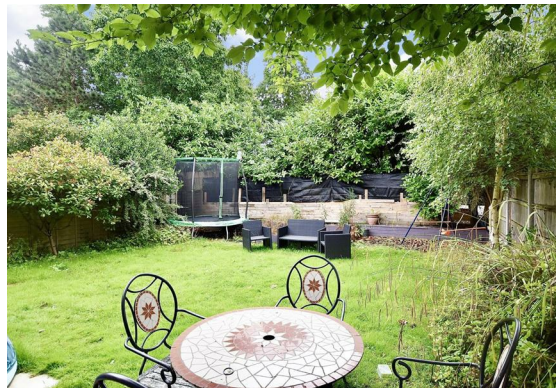
Side access leads back to the front and there is also a courtesy door to the Garage. To the front of the property is a shingle garden area, which offers potential for additional parking or adding further driveway if desired.



There is a driveway to park a vehicle at the front as well as additional parking within the Garage.

More about the location....

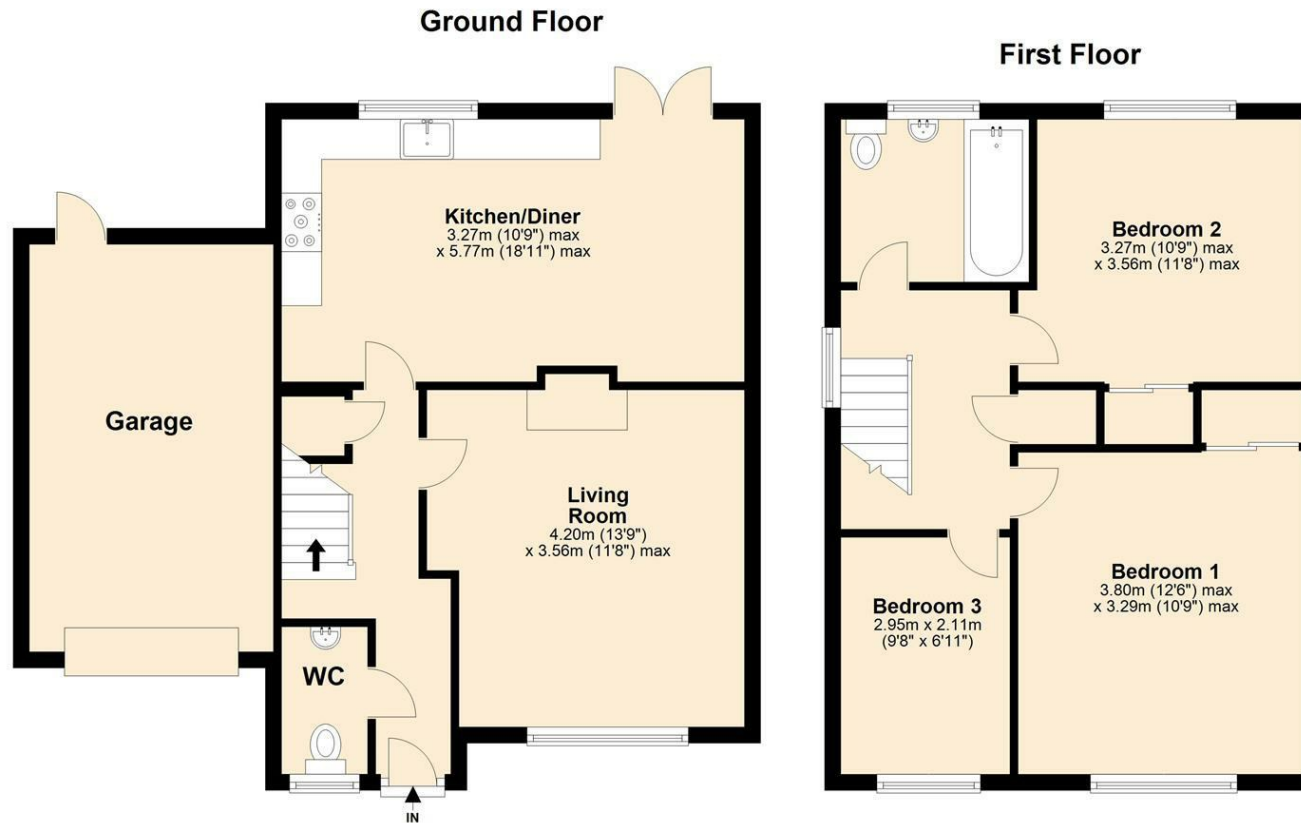
The location of the 'Planets Estate' is a popular and established residential development just a short walk to the town centre within an excellent school catchment for all ages to include Beaudesert lower school as well as Vandyke Upper School. There are local amenities in close proximity to include a Tesco Express, the newly refurbished Clay Pipe pub as well as local parks and scenic green space making it ideal for families.



The town centre itself is just a short walk away with a host of local amenities to include a range of shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market.



Floor Plan



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.