



Harrow Road, Leighton Buzzard, LU7 4UG

£495,000



- **Impressive Detached Family Home**
- **Four Bedrooms**
- **High Specification Kitchen /Diner with Large Centre Island**
- **Separate Living Room with Log Burner Fireplace**
- **Stunning and Very Generous West Facing Rear Garden**
- **Garage & Driveway Parking**
- **Peaceful & Sought After Location of Harrow Road**
- **Short Walk to Town Centre & Perfect For Commuting to London**
- **Spacious Utility Room**
- **No Upper Chain**

Positioned within the highly sought after and peaceful non-through location of Harrow Road in Leighton Buzzard is this beautifully presented, four bedroom detached family home resting on a very generous sized plot being offered with no upper chain in a ready to move into, 'Turnkey' style condition.

Throughout the years the property has been impressively extended and improved to include an impressive high specification kitchen, breakfast and dining area with large centre island and a convenient utility area as well as two further reception rooms perfect for modern family living and entertaining.

The real benefit of this property lies in the breath taking tiered and landscaped west facing rear garden that allows a high degree of privacy as well as an exceptional outside space for entertaining guests and family, as well as allowing a perfect working from home environment with the potential to add home offices at the summit allowing far reaching views across the area.

This is a beautifully proportioned family home offering an impressive and versatile layout across two floors, perfectly suited for modern living catering to families of all sizes. Upon entering the property, you're welcomed into a spacious entrance hall with a handy downstairs WC, that sets the tone for the rest of the home.

To the right, a generously sized living room with feature fireplace and log burner, provides the perfect space for relaxing and entertaining in a warm and cosy environment. Flowing seamlessly to the rear is the heart of the home, a stunning open-plan kitchen/diner, finished to a high standard while featuring a large central island, integrated appliances, breakfast seating and French doors that open into a bright conservatory/sitting area, ideal for year-round enjoyment.

A separate utility room offers additional practicality and storage, while internal access to the integral garage enhances everyday convenience. Upstairs, the home continues to impress with four well proportioned bedrooms, including two very spacious doubles and two slightly smaller which could also fit the purpose for use as a study or dressing area set up. The layout offers excellent flexibility for growing families, guests, or home working whilst a well-appointed family bathroom and access into the loft complete the first floor accommodation.





To the front of the property is a well maintained garden consisting mainly of decorative shingle and planted borders, with a paved pathway leading to the front door. At the rear of the property is a beautifully landscaped, multi-tiered garden that truly offers the wow factor. Designed to make the most of its elevated position, this stunning outdoor space features a series of stone steps leading up through well maintained terraces, thoughtfully planted with a variety of shrubs, flowers, and mature borders for year-round interest.

The garden offers multiple seating areas perfect for entertaining, relaxing, or simply enjoying the peaceful surroundings. At the top, a charming garden lodge provides a versatile retreat ideal as a home office, studio, or summerhouse (requires electric connection as not currently present) with panoramic views over the vibrant garden below. A perfect blend of practicality and tranquillity, this outdoor haven is a true extension of the home.



The property has a driveway to the front for one or two vehicles. There is also a garage which is perfect for storage and can offer scope for conversion in the future.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas combi boiler. There is mains electricity connected.

Council Tax Band E.

More about the Location.....



Harrow Road in Leighton Buzzard is a popular looping cul de sac offering a blend of comfortable living with accessibility to numerous schools for all ages as well as a fantastic community appeal, making it a sought after location in Leighton Buzzard for families as well as being a very short walk into the town centre and various commuter facilities.

Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

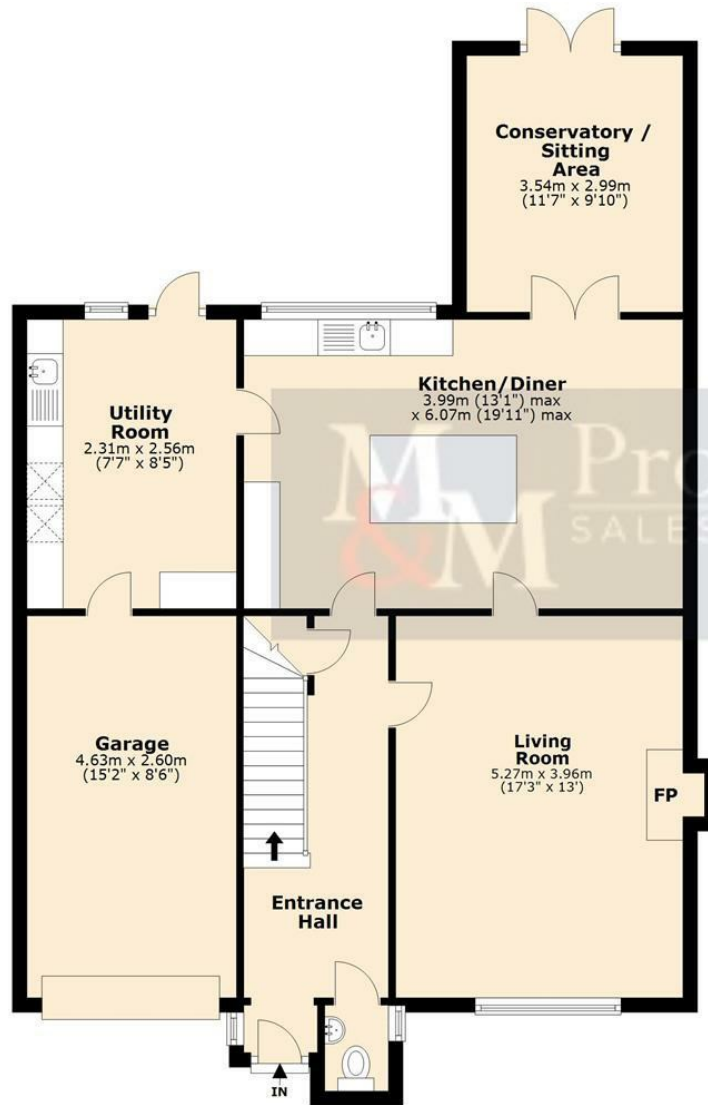


Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.

Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.

## Floor Plan

Ground Floor



First Floor



## 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.

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