



Harris Meadow, Leighton Buzzard, LU7 3SH

£575,000



- **Brand New Home, Ready to Move Into Today!**
- **Incredibly Spacious Detached Family Home**
- **Four Bedrooms (Master with En-Suite)**
- **Sought After New Development of Chamberlains Bridge**
- **£12,500 Worth of Upgrades Included**
- **Double Driveway & Garage**
- **Views Overlooking Open Greenery to Front**
- **10 Year NHBC Warranty and 2 Year Builder Warranty**
- **Over 1,300 Square Feet of Space**
- **27Ft Open Plan Kitchen. Family & Dining Area**

Positioned within the sought after new development of Chamberlain Bridge, built by award winning housebuilders Bellway Homes is this immaculately presented and brand new four bedroom detached house with over 1,300 square feet of living space, double driveway, garage and views overlooking open greenery, aswell as having £12,500 worth of upgrades fitted.

The property design is 'The Luthier' boasting approx. 1,300 square feet of living space set over two floors.

The ground floor has a welcoming entrance hallway with a handy downstairs WC and Utility room, impressive kitchen, family & dining area across the back with French doors leading out onto the rear garden. Additionally there is a separate study and living room. Stairs rise up to the first floor landing where there are four good sized bedrooms (master with en-suite), the family bathroom aswell as access into the loft space.

The exterior of the property is a good sized plot, with the front being a small lawned garden space with pathway to the front door and gated sider access to the back. At the rear the garden is south facing benefitting from sunshine all day, which again comes laid to lawn with a paved patio seating area, shed to remain and is fully enclosed by new timber fencing.





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

Council Tax Band F

More About The Location.....

Chamberlains Bridge is a new and upcoming residential development by Bellway Homes in Leighton Buzzard.



Leighton Buzzard itself 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.

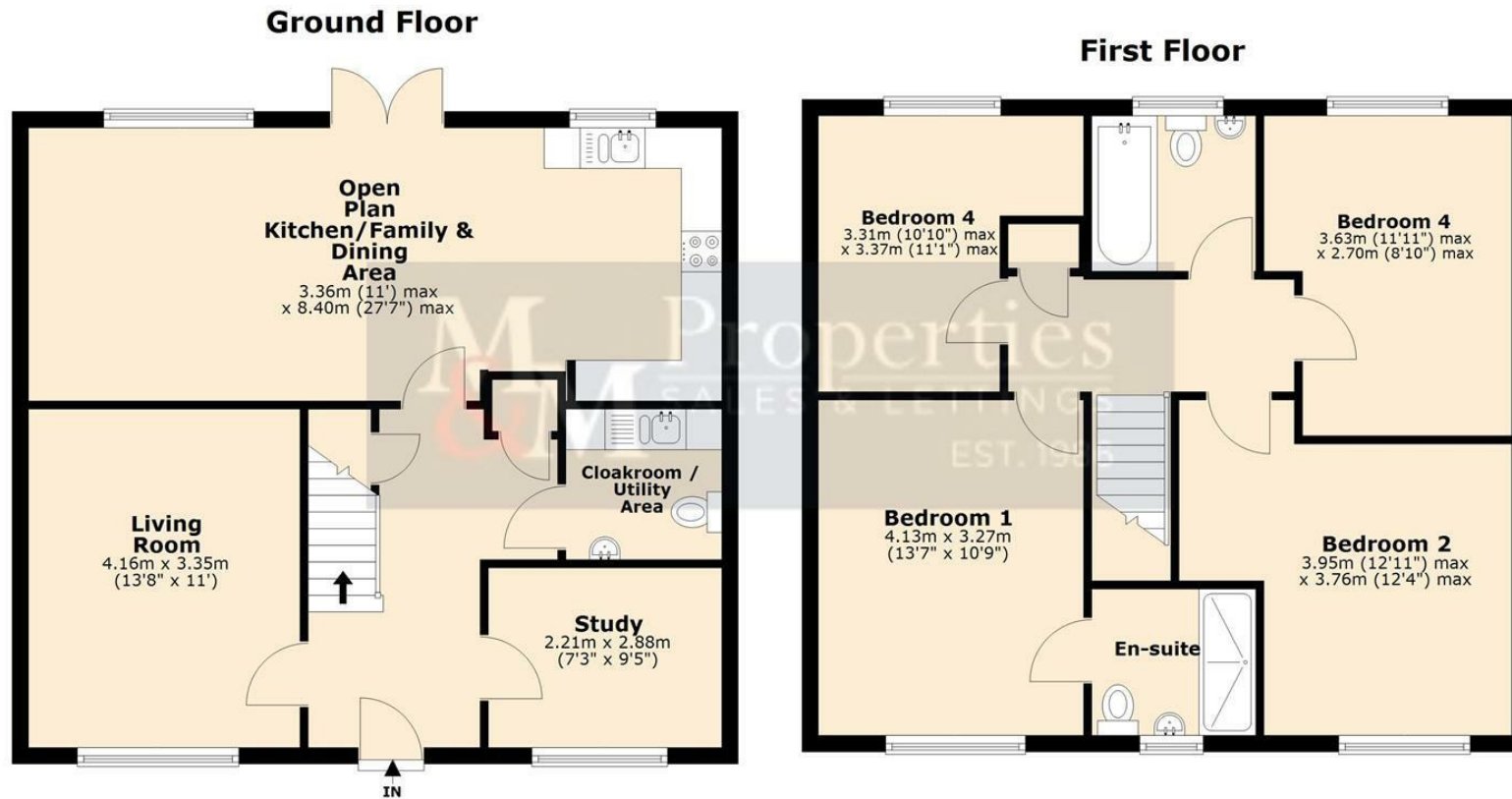


Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further 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



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.