



Greenhill, Leighton Buzzard, LU7 3AE

£595,000





- **Sought After Location of Greenhill, Just off Plantation Road**
- **Impressively Sized Detached Bungalow**
- **Picturesque Private Garden with Woodland Views**
- **Driveway & Garage**
- **Three Double Bedrooms**
- **Great Opportunity to Renovate & Modernise**
- **Ample Space for Further Loft Conversions**
- **Within Excellent School Catchments**
- **No Upper Chain**
- **Beautifully Landscaped Rear Garden**

Positioned on Greenhill, just off the highly sought after Plantation Road, this rare opportunity presents a beautifully positioned and particularly spacious detached bungalow, ideal for buyers looking to modernise and create their dream home.

Occupying a generous garden plot, the property boasts immense potential for extension or renovation (STPP), making it perfect for those with vision. The setting is truly idyllic, with picturesque views over mature trees and lush greenery, offering a peaceful and private retreat just moments from local amenities and excellent schooling.

This is a unique chance to secure a home in one of Leighton Buzzard’s most desirable locations with no upper chain meaning this property would ensure a smooth, hassle free purchase, allowing the next owners to move in quickly and with confidence.

The property features a very flexible and adaptable layout, with the accommodation thoughtfully set out over two floors with spacious rooms throughout boasting a total of over 1,200 square feet. Beyond its already substantial footprint, the property boasts expansive and easily accessible loft areas, presenting an exceptional opportunity to create additional rooms or living spaces, subject to the necessary permissions.

Entrance is through the central front door into a welcoming entrance hallway, which seamlessly flows into an inner hall that connects all the main living areas. At the heart of the ground floor is a beautifully proportioned, dual aspect living room that enjoys an abundance of natural light, creating a cosy and inviting space perfect for relaxing or entertaining.

The accommodation continues with two generously sized double bedrooms, a family shower room, and a spacious, well equipped kitchen with direct access out to the rear garden ideal for indoor-outdoor living. A separate dining room provides the perfect setting for family meals or hosting guests.

Upstairs, the first floor landing leads to the principal bedroom, complete with a private en-suite WC and a large built-in storage cupboard that lends itself perfectly to a walk-in wardrobe. This level also benefits from extensive loft storage, with three convenient access points: one via the en-suite WC (housing the boiler), another through the wardrobe area accessing the front loft space, and a third offering eaves storage to the rear.







The property rests on an expansive sized plot, with the beautifully landscaped and private rear garden being a standout feature of the property, offering a perfect blend of natural beauty and practical use.

A charming wisteria-covered pergola creates a picturesque focal point and a tranquil setting for alfresco dining or relaxing in the shade with the remainder of the garden being mainly laid to lawn, framed by mature trees, flowering shrubs, and well established borders that provide privacy and year-round colour.

To the front is an equally well maintained garden enclosed by a low level brick wall and tall hedging shielding the property from the roadside creating a high degree of privacy. There is a central lawn area bordered by decorative flower beds and a paved pathway leading to the front door, steps down to the driveway and to the side access to the back.

A paved patio area sweeps across the rear of the property, seamlessly connecting indoor and outdoor living. At the far end, you'll find a greenhouse ideal for keen gardeners and a large timber shed offering additional outside storage.

Whether you're entertaining guests, pottering with plants, or simply enjoying the peaceful surroundings, this garden is a serene retreat and a true asset to the home.

There is a driveway to the front of the property for several vehicles, aswell as further parking within the Garage if required.

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 D

More about the Location.....

Greenhill is a sought after road in Leighton Buzzard just off from Plantation Road, known for its tranquil setting and proximity to the town centre. The neighbourhood features a mix of spacious detached homes and bungalows, making it popular among families and retirees alike.



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



## 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.