



**Williamson Way
Leighton Buzzard, LU7 9FU**

Offers in Excess of £760,000

Gao
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MAIN FEATURES:

- Beautifully Presented Detached House
- Large Modern Kitchen/Breakfast Room
- Good Size Lounge & Formal Dining Room
- Two Bedrooms Benefitting from En-suites
- Two Further Bedrooms & Family Bathroom/WC
- Low Maintenance Rear Garden
- Detached Garage & Off Road Parking

Set on a generous corner plot within a quiet cul-de-sac, this beautifully presented detached family home offers spacious, modern living in one of Pitstone's most desirable locations. The property welcomes you with a well-balanced layout ideal for both everyday family life and entertaining. At its heart is an impressive 22ft modern kitchen/breakfast room, finished with sleek quartz worktops and offering ample space for dining and socialising. A good-size lounge provides a comfortable retreat, while the formal dining room is perfect for hosting family and friends. Upstairs, the accommodation continues to impress. Two of the bedrooms benefit from their own en-suite facilities, offering privacy and convenience, while two further well-proportioned bedrooms are served by a contemporary family bathroom/WC. Outside, the landscaped rear garden has been designed for low maintenance, creating a peaceful space to relax and entertain. A detached garage and off-road parking add to the practicality of this superb home.

Williamson Way is ideally positioned for enjoying the benefits of village life while remaining well connected. Pitstone is a highly regarded Buckinghamshire village, nestled on the edge of the Chiltern Hills, offering beautiful countryside walks, including the nearby Ivinghoe Beacon. Excellent local schools, village amenities and easy access to Leighton Buzzard station provide convenient links to London, making this an ideal location for commuters and families alike. A wonderful opportunity to secure a quality home in a sought-after setting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
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We're Open:
8am – 8pm 7 days a week

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