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Is there a **price** that would **tempt**  
you to **sell** or **let** your property?  
Contact us for a **free valuation**  
and let's see if we can **tempt** you!

# Temptation comes in many forms...



sterling  
select homes





Leighton

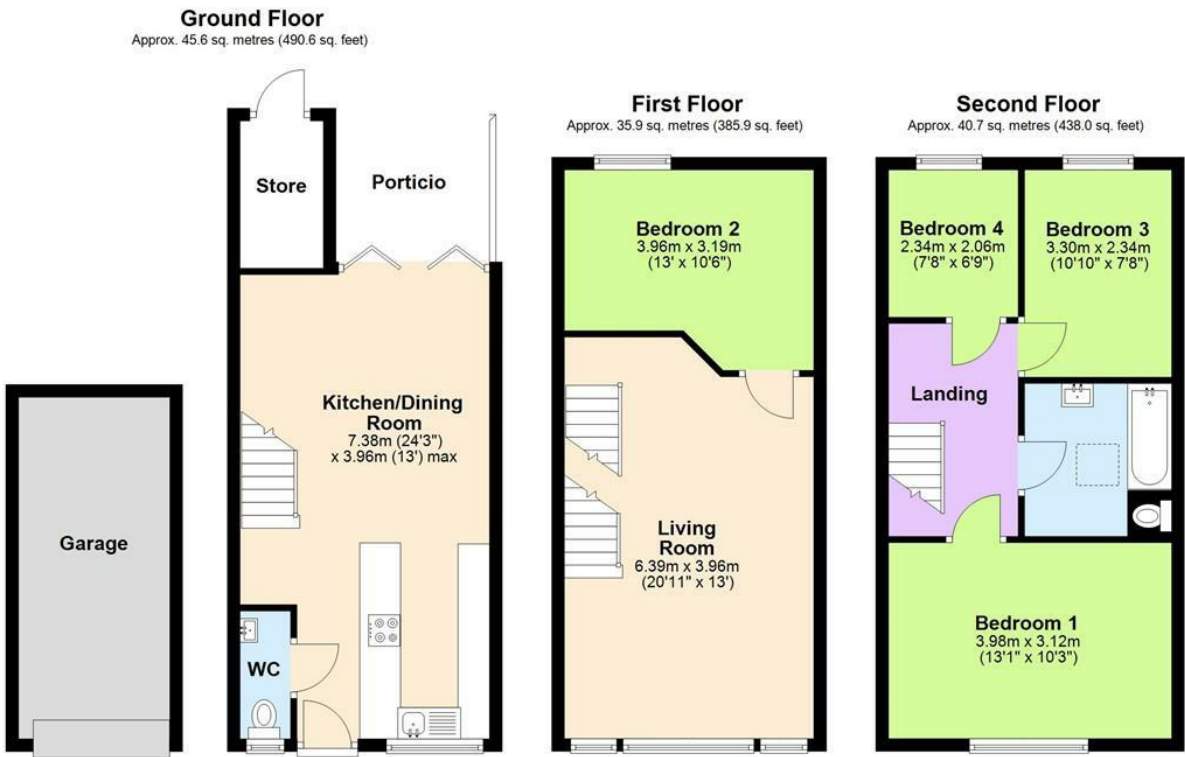
OFFERS IN EXCESS OF

£325,000

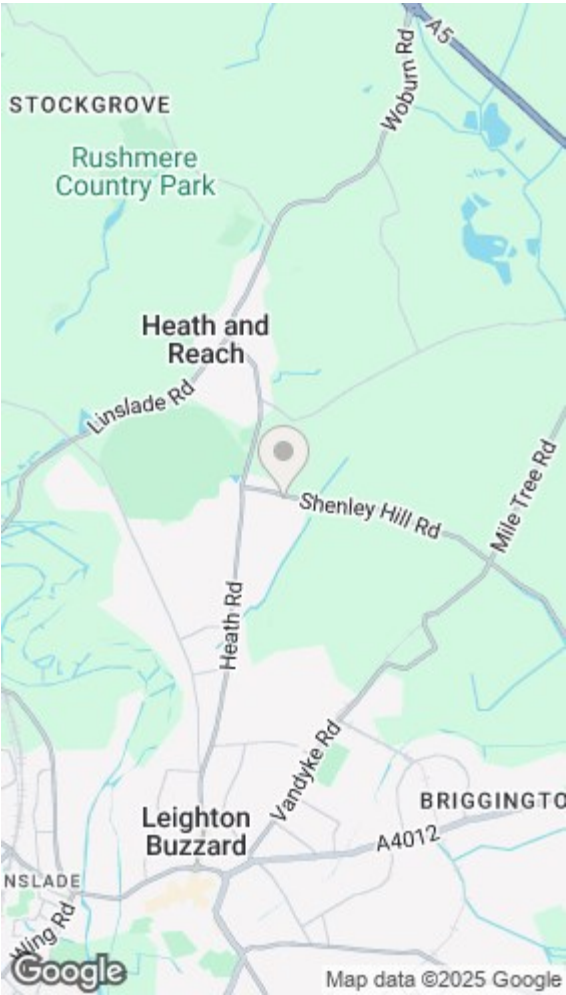
Sterling are delighted to offer for sale this delightful 4 bedroom town house with flexible accommodation arranged over three floors with the addition of a private Southerly facing garden, driveway to the front and the benefit of a garage in a block to the rear. Sterling strongly recommends early enquiries. COMPLETE UPPER CHAIN.



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Total area: approx. 122.1 sq. metres (1314.5 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |   |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |                         |           |
|---|---|-------------------------|-----------|---|---|-------------------------|-----------|
|   |   | Current                 | Potential |   |   | Current                 | Potential |
| Very energy efficient - lower running costs |   |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                   | A |                         |           | (92 plus)   | A |                         |           |
| (81-91)                                     | B |                         |           | (81-91)   | B |                         |           |
| (69-80)                                     | C |                         |           | (69-80)   | C |                         |           |
| (55-68)                                     | D |                         |           | (55-68)   | D |                         |           |
| (39-54)                                     | E |                         |           | (39-54)   | E |                         |           |
| (21-38)                                     | F |                         |           | (21-38)   | F |                         |           |
| (1-20)                                      | G |                         |           | (1-20)  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           | England & Wales   |   | EU Directive 2002/91/EC |           |

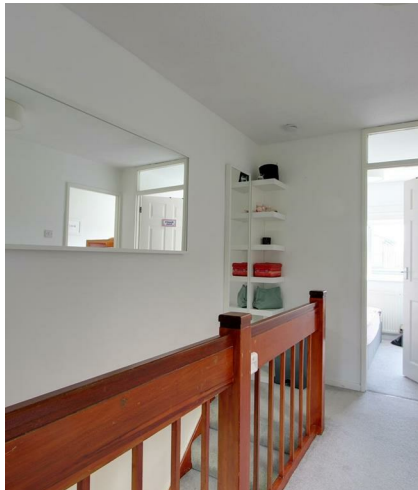
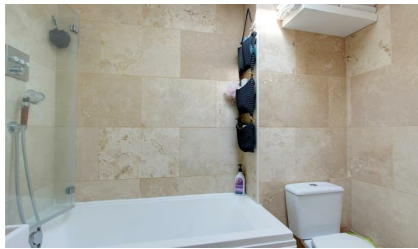








A well presented 4 bedroom town house with views over open countryside to the front.



**The Property**  
Welcome to this charming property located on Shenley Hill Road in the delightful town of Leighton Buzzard. This post-war house boasts a spacious layout with 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 4 cosy bedrooms, there's ample space for the whole family to unwind and make this house a home.

Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of everyday life. The bathroom provides convenience and comfort, catering to the needs of a busy household.

Parking is always a breeze with space for 3 vehicles - 2 on the driveway and one to the front of the garage, ensuring you never have to worry about finding a spot after a long day out. Whether you're a growing family or someone looking for a bit of extra space, this property on Shenley Hill Road is sure to tick all the boxes.

Don't miss out on the opportunity to make this house your own and create lasting memories in a wonderful community. Contact us today to arrange a viewing and take the first step towards your new dream home.

**The Location**  
An extensive range of shopping, recreational, schooling and leisure facilities are available at the nearby town of Leighton Buzzard which holds market twice weekly. Also close by is the world famous Champneys Health Resort & for the children and grand children Mead Open Farm. Just on the Bedfordshire/Buckinghamshire border with The River Ouzel and Grand Union Canal which are perfect for a summer stroll, there's a local farm shop and riding school also close by. Milton Keynes is only a short drive away (15 miles) with its Intu shopping centre offering a large selection of high street brand stores.

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#### Schooling In the Area

Leighton Buzzard and Linslade offer a wealth of schooling options for primary, middle and secondary with the local Greenleas Primary School being OFSTED Outstanding rated. Linslade Middle is OFSTED rated Good and Cedars Upper School also being rated Good and both only a 10 minute walk away.

#### Transport Links

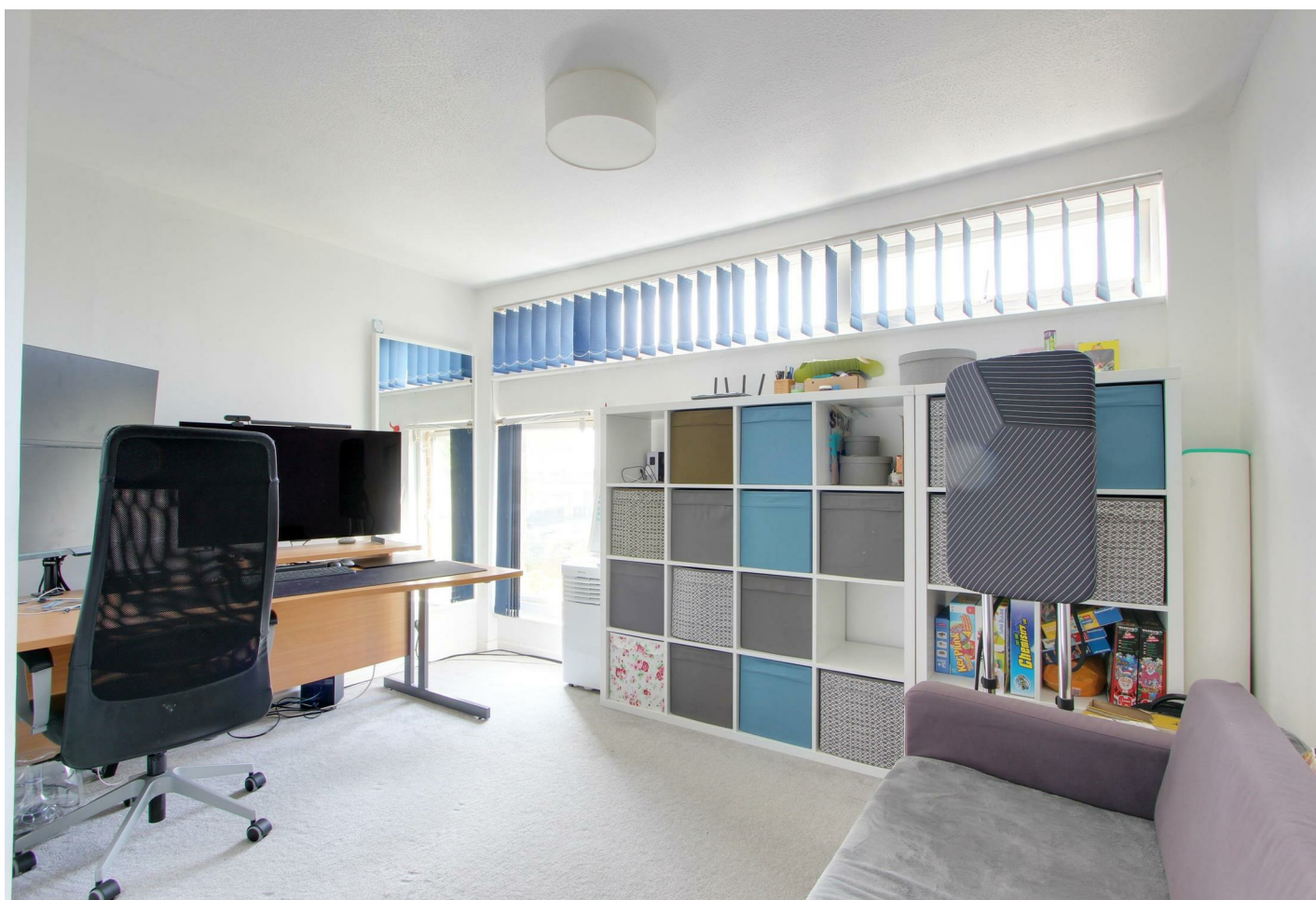
he property is within striking distance to Leighton Buzzard railway station ( FAST TRAIN TO EUSTON STATION ONLY 30 MINUTES ) and benefits from excellent commuter links to include close proximity to the A5, A4146 AND M1 as well as neighbouring town and villages with a host of local amenities.. For international travel Luton airport is just under 17 miles away.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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