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35 Porus Piece, Leighton Buzzard, LU7 9SL



# 35 Porus Piece, Leighton Buzzard, LU7 9SL

Guide Price £350,000

- THREE BEDROOM DETACHED FAMILY HOME
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKROOM & UNDERSTAIRS STORAGE
- CARPORT & DRIVEWAY PROVIDING MULTIPLE PARKING SPACES
- CLOSE TO TOWN CENTRE, SCHOOLS & BY-PASS LINKS
- HIGHLY SOUGHT-AFTER LEIGHTON BUZZARD LOCATION
- SPACIOUS LOUNGE/DINER WITH FRENCH DOORS TO GARDEN
- GENEROUS REAR GARDEN WITH PATIO AREA
- BUILT IN 2017 WITH NHBC WARRANTY REMAINING
- INTERACTIVE VIRTUAL TOUR

This beautifully presented three-bedroom detached family home is perfectly situated in one of Leighton Buzzard's most sought-after locations. Offering modern living, generous space, and a prime position opposite a green and play area, this property is ideal for families and professionals alike.

Upon entering, you are welcomed by a bright entrance hall with stairs leading to the first floor. To the front, a stylish, well-appointed kitchen features a range of wall and base units, ample worktop space, and integrated appliances, creating a practical yet contemporary feel. The spacious lounge/dining room sits to the rear, enhanced by French doors that open directly onto the garden, while an under-stair storage cupboard and ground-floor cloakroom add convenience.

Upstairs, the first-floor landing leads to three good-sized bedrooms, including a well-proportioned principal bedroom, and a modern three-piece family bathroom.

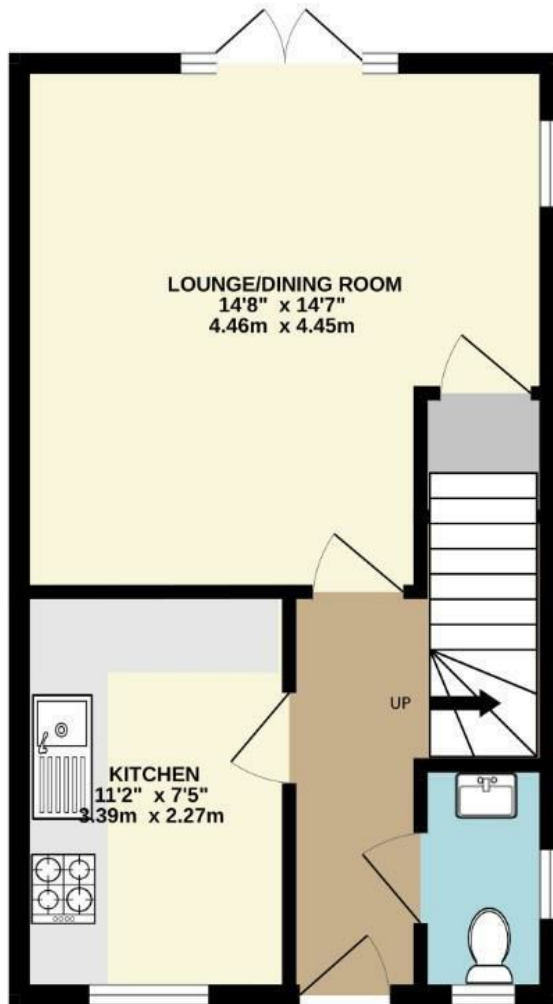
Externally, the property enjoys a generous rear garden, mainly laid to lawn with a patio area ideal for outdoor entertaining, plus additional garden space for planting or play. To the side, a carport and driveway provide off-road parking for multiple vehicles.

The current owners have occupied the home since new (c.2017), and with several years remaining on the NHBC warranty, buyers can enjoy peace of mind. With no properties directly in front, the home benefits from an attractive outlook, while offering excellent access to the town centre, local schools, and the by-pass for commuters.

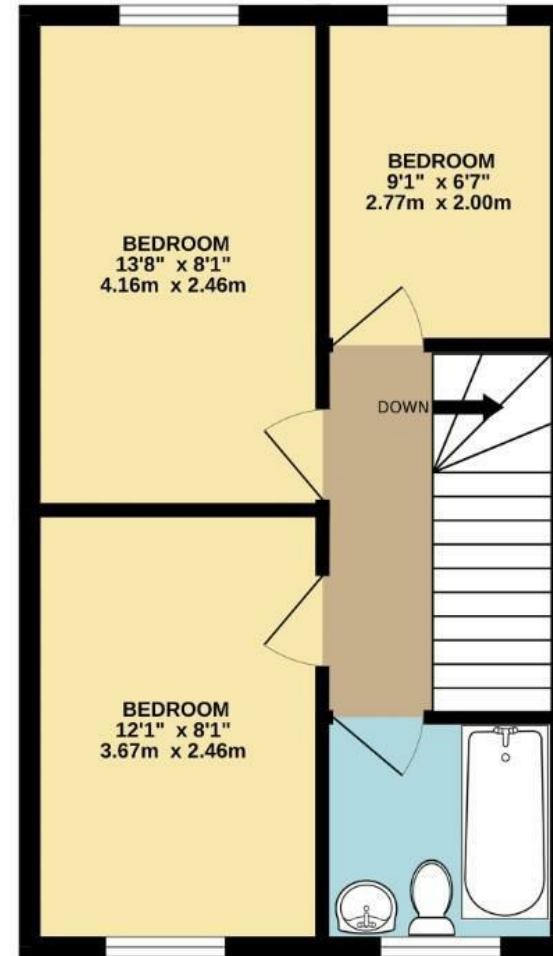
Viewing is highly recommended to fully appreciate the space, location, and lifestyle this home has to offer.

Located within easy reach of Leighton Buzzard Town Centre, the property enjoys excellent transport connections. The mainline railway station is just a short distance away, providing direct links to London Euston in under 35 minutes, while local shops, supermarkets, and amenities are all within walking distance.

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	