



HUNTERS®
HERE TO GET *you* THERE

7 Epsom Close, Leighton Buzzard, LU7 2FG

7 Epsom Close, Leighton Buzzard, LU7 2FG

Guide Price £335,000

- TWO BEDROOM HOME WITH NO ONWARD CHAIN
- SPACIOUS LOUNGE WITH STAIRS TO FIRST FLOOR
- CONSERVATORY WITH VIEWS OVER THE REAR GARDEN
- MATURE REAR GARDEN WITH PATIO AND ESTABLISHED PLANTING
- IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS
- LOCATED WITHIN A SHORT DISTANCE OF THE MAINLINE STATION
- KITCHEN WITH FLOOR AND WALL MOUNTED UNITS
- TWO GENEROUS DOUBLE BEDROOMS
- DRIVEWAY PARKING AND GARAGE WITH REAR ACCESS
- INTERACTIVE VIRTUAL TOUR

Situated within a short distance of the mainline train station, this well-presented two bedroom home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property is entered via the lounge, which provides a comfortable and inviting living space, with stairs rising to the first floor. To the rear, the kitchen is fitted with a range of floor and wall mounted units, offering ample storage and workspace. A glazed door leads through to the conservatory, a bright and versatile addition that enjoys pleasant views over the rear garden and provides an ideal space for dining or relaxation.

Upstairs, the first floor landing leads to two generous double bedrooms, both well-proportioned and filled with natural light. A family bathroom completes the accommodation.

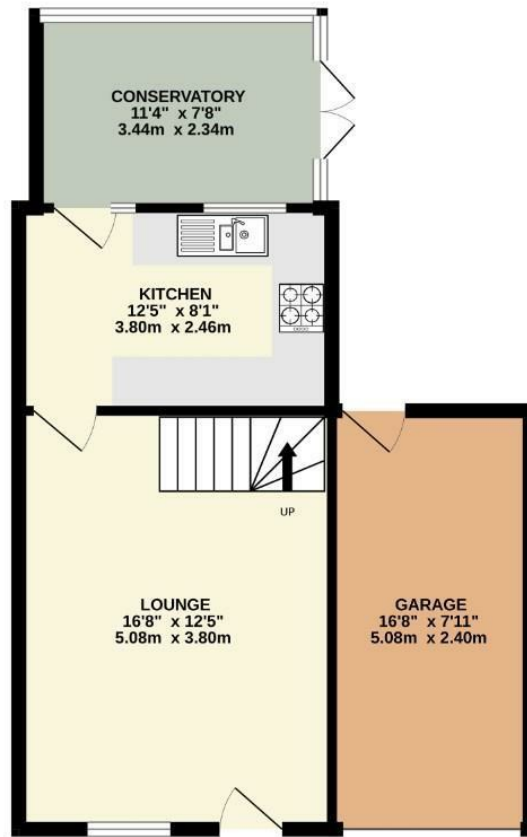
Externally, the property benefits from a mature rear garden, predominantly laid to lawn and complemented by a patio seating area, established flower beds, and shrubs, creating a peaceful outdoor setting. The garden also provides access to the garage.

To the front, there is a lawned garden alongside a driveway offering off-road parking, leading to the garage, which is equipped with an up-and-over door and additional access from the rear garden.

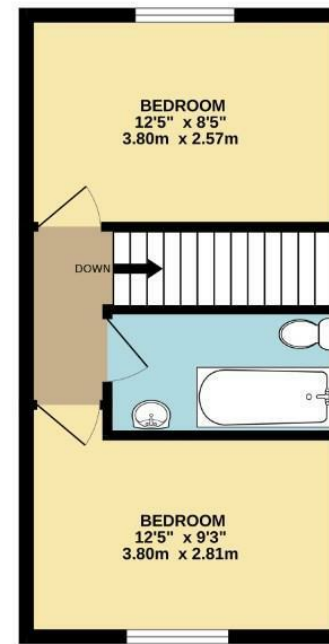
A fantastic opportunity to acquire a well-located home with excellent potential—early viewing is highly recommended.

Leighton Buzzard offers a wide range of shops, cafés and amenities, as well as excellent transport links including the nearby Leighton Buzzard railway station providing direct services to London Euston, making it a convenient location for commuters.

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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.
Made with Metropix 5.0205

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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





