



Meadow Way, Leighton Buzzard
LU7 3XT

Guide Price £310,000



Meadow Way, Leighton Buzzard

DESCRIPTION

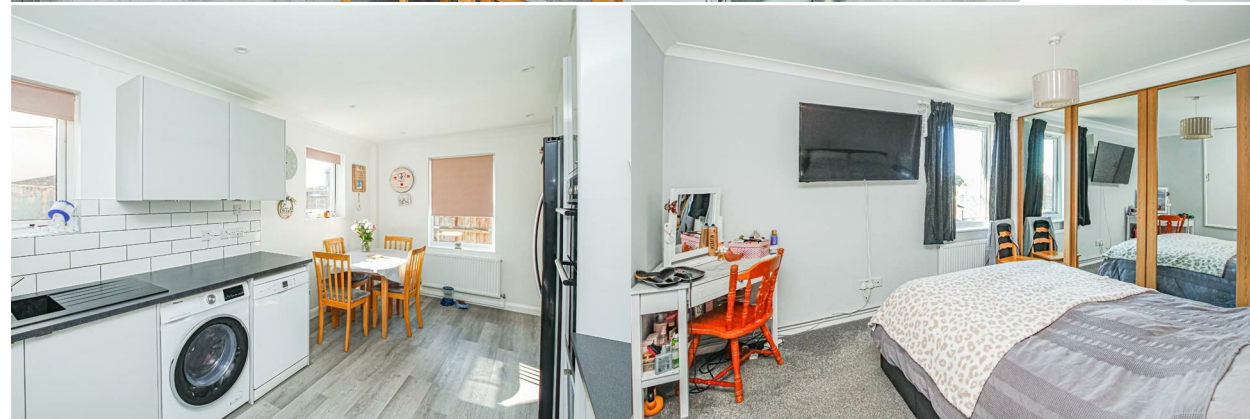
Located on Meadow Way, Leighton Buzzard, this delightful three-bedroom end of terrace family home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into an entrance porch, off the entrance hall is a spacious lounge and convenient downstairs cloakroom.

The heart of the home is undoubtedly the re-fitted kitchen/diner, which boasts contemporary fixtures and ample space for dining, making it an ideal setting for entertaining guests or enjoying family meals.

Upstairs there are three well-proportioned bedrooms and a well-appointed three piece family bathroom. With plenty of storage cupboards throughout, this home is designed to accommodate the needs of a growing family.

This property also features a generous wrap-around garden, providing a wonderful outdoor space for children to play or for hosting summer barbecues. There is a useful outbuilding with power source, ideal for extra storage space. The ample driveway parking is an added bonus, offering convenience for multiple vehicles.

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.

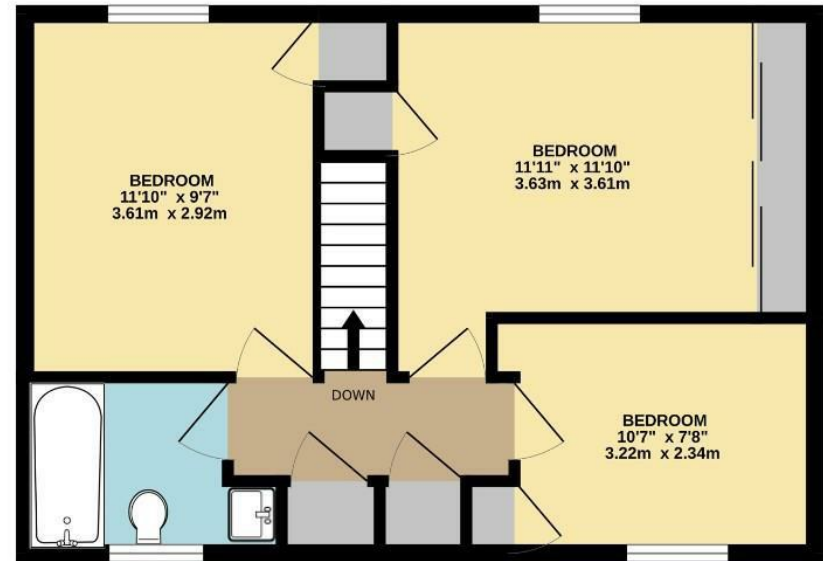




GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.

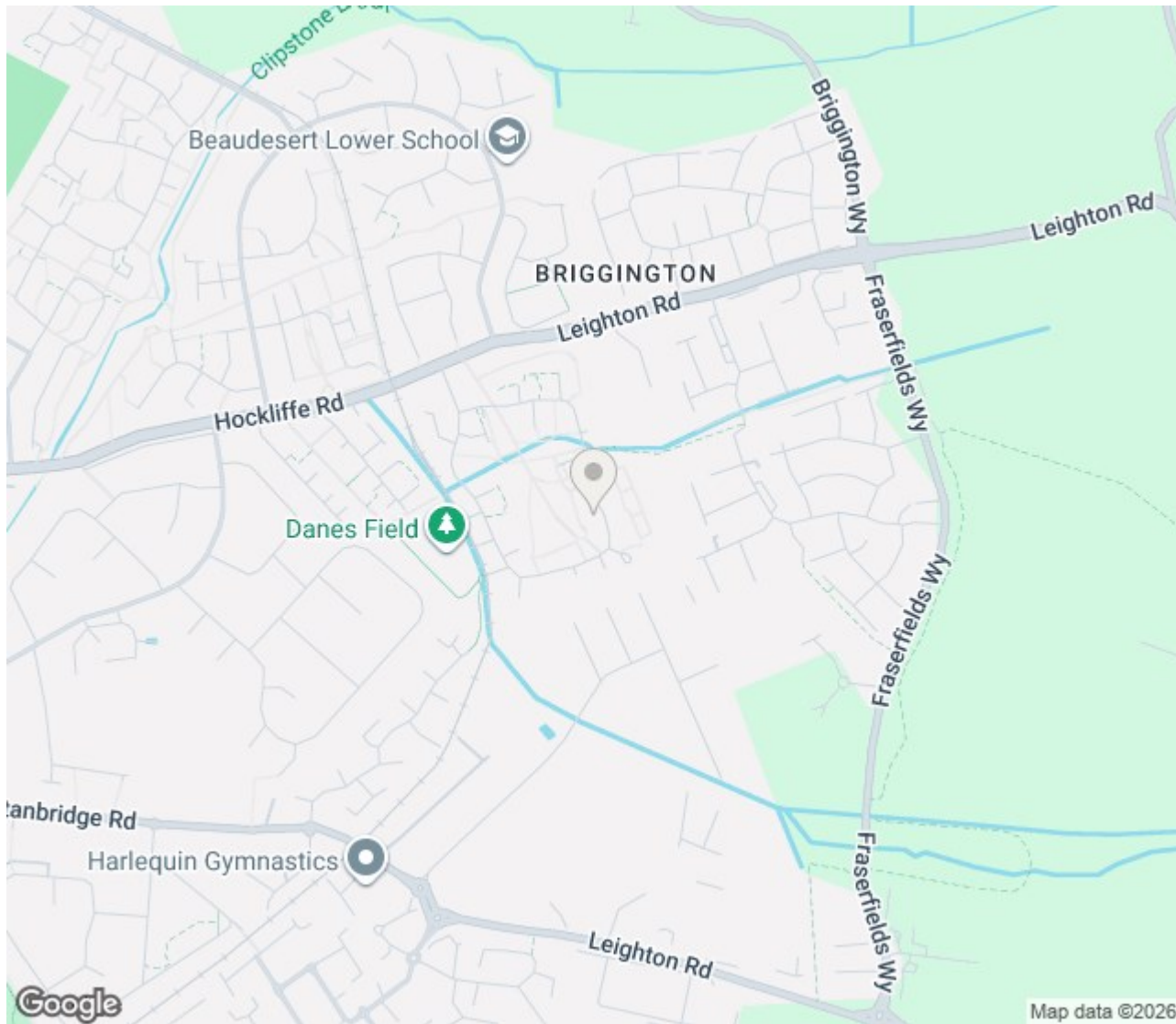


TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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