



New Road, Leighton Buzzard
LU7 2LS

£1,750 Per Month



New Road, Leighton Buzzard

DESCRIPTION

****Please email us to arrange a viewing to tringlettings@hunters.com****

Hunters are delighted to present this beautifully presented and generously proportioned three-bedroom family home, ideally located within walking distance of the town centre and mainline railway station.

Finished to a high standard throughout, this attractive home offers spacious and versatile accommodation, making it ideal for families and professional tenants alike.

The ground floor comprises a welcoming entrance hall, a comfortable living room, a convenient cloakroom, a separate utility room, a well-equipped modern kitchen, and a stunning open-plan family/dining room with patio doors opening onto a beautifully landscaped rear garden – perfect for entertaining or relaxing.

Upstairs, the property offers three well-proportioned bedrooms, a contemporary family bathroom, and the added convenience of a separate shower room.

Ideally positioned for commuters, the property enjoys excellent transport links, with the nearby mainline railway station providing direct services to London Euston, while major road networks offer easy access both north and south. A selection of highly regarded schools, local amenities, shops, cafés and leisure facilities are all within easy walking distance, making this an exceptional location for modern family living.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.





GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



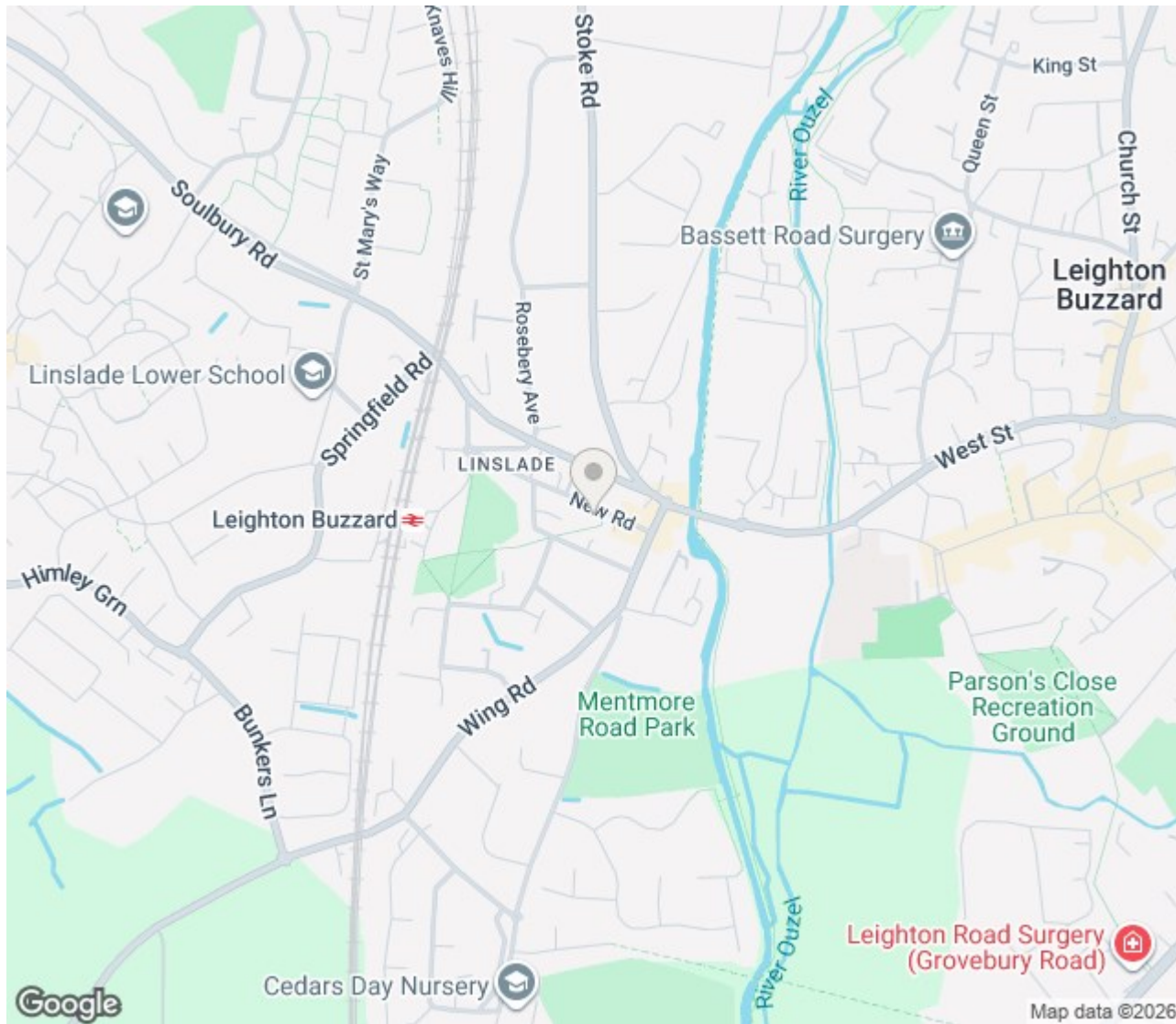
1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.0 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.
Made with Metropix 62024





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

