
HUNTERS
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HERE TO GET you THERE
6 Woodland Avenue, Leighton Buzzard, LU7 3JW

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£750,000

- HIGHLY SOUGHT-AFTER LEIGHTON BUZZARD LOCATION
- STUNNING WOODLAND OUTLOOK TO THE REAR
- GENEROUS LOUNGE AND SEPARATE DINING ROOM
- IMPRESSIVE MATURE REAR GARDEN WITH LAWN, TREES AND FLOWER BEDS
- CLOSE TO LEIGHTON BUZZARD GOLF CLUB AND RUSHMERE COUNTRY PARK
- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED BUNGALOW
- WELL-APPOINTED KITCHEN WITH SEPARATE UTILITY ROOM
- SUBSTANTIAL GARAGE PROVIDING EXCELLENT STORAGE
- INTERACTIVE VIRTUAL TOUR

Situated in a prime and highly regarded residential area of Leighton Buzzard, within easy reach of Leighton Buzzard Golf Club and enjoying a wonderful outlook towards established woodland to the rear, this beautifully presented three-bedroom bungalow offers generous and versatile single-storey accommodation, complemented by an exceptional mature garden and substantial garage. This property comes to the market with no onward chain.

The property is presented to a high standard throughout and offers an excellent balance of spacious reception rooms, comfortable bedroom accommodation and practical ancillary space, making it ideally suited to a wide range of purchasers.

Upon entering, a welcoming central hallway provides access to the principal accommodation. The impressive lounge is a particularly attractive room, with a feature bay window allowing plenty of natural light to fill the space. Double doors connect the lounge with the separate dining room, creating an excellent arrangement for both everyday living and entertaining.

The dining room is another generous reception space and provides convenient access through to the kitchen, which is fitted with a range of floor and wall-mounted units with complementary work surfaces and space for a selection of appliances. The kitchen is positioned at the heart of the home and connects conveniently with the hallway and adjoining accommodation.

There are three well-proportioned bedrooms, including two particularly generous double bedrooms positioned towards the front of the property, both benefiting from attractive bay windows. The third bedroom offers excellent flexibility and could equally serve as a guest bedroom, study or additional reception space if required.

The bedroom accommodation is complemented by a Jack and Jill family bathroom and shower room, providing excellent practicality for family living and visiting guests. A further cloakroom is conveniently positioned towards the rear of the property.

A particularly useful addition is the separate utility room, offering valuable additional storage and laundry space.

One of the standout features of the property is the substantial garage, providing excellent space for secure parking, storage, hobbies or workshop use.

Outside, the property continues to impress. The stunning mature rear garden provides a wonderfully private and peaceful setting, backing onto established woodland and creating an exceptional sense of seclusion rarely found within the town. Predominantly laid to lawn, the garden is beautifully framed by mature trees, established flower beds and well-stocked borders, creating an attractive backdrop throughout the seasons and an ideal environment for outdoor dining, entertaining or simply enjoying the surroundings.

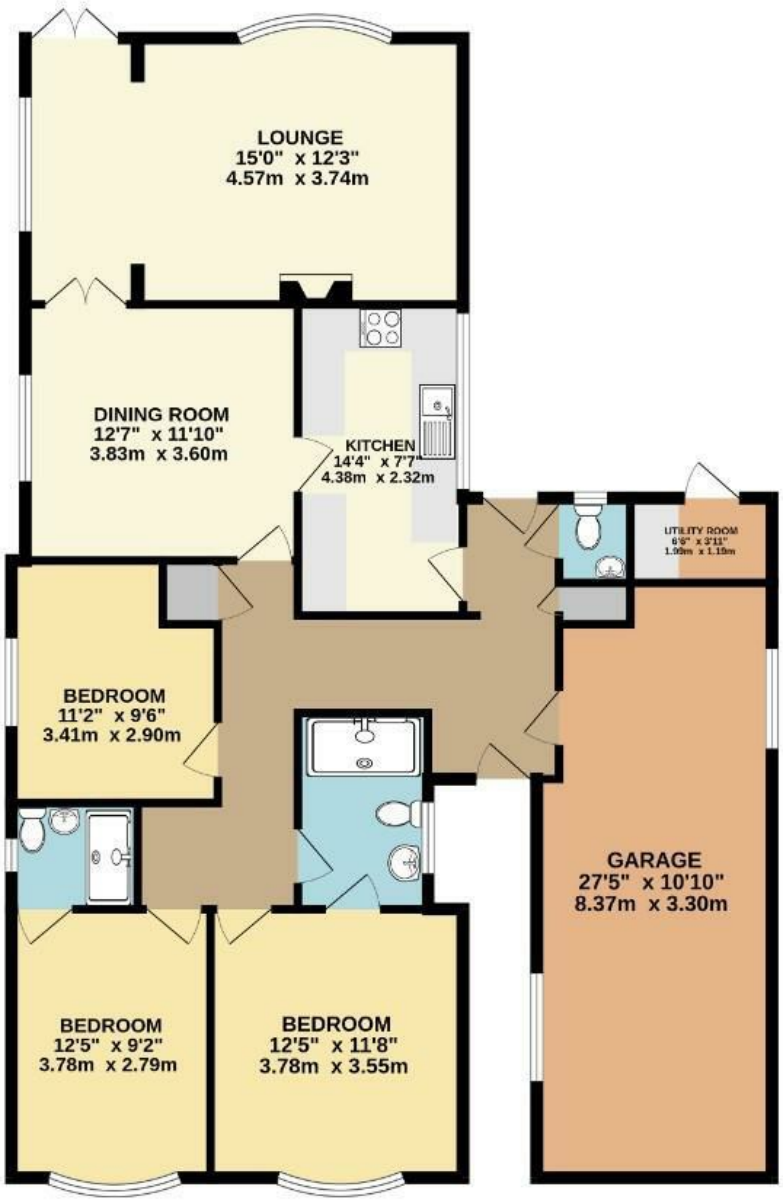
The combination of the mature garden and neighbouring woodland creates a particularly special outlook, giving the property an almost countryside feel while remaining conveniently positioned for Leighton Buzzard's amenities.

Leighton Buzzard is a thriving Bedfordshire market town offering an excellent range of shops, restaurants, cafés, leisure facilities and schooling. The property is particularly well positioned for Leighton Buzzard Golf Club, as well as nearby countryside and woodland walks.

For commuters, Leighton Buzzard railway station provides direct services into London Euston, while the A5 and surrounding road network provide convenient access towards Milton Keynes, Dunstable and the wider region.

Offering generous single-storey accommodation, beautifully presented interiors, three well-proportioned bedrooms, substantial garaging and an outstanding mature garden adjoining woodland, this is a superb bungalow in one of Leighton Buzzards most desirable settings. Viewing is highly recommended to fully appreciate the space, position and exceptional rear garden on offer.

GROUND FLOOR
1458 sq.ft. (135.5 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.5 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.
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