



Plantation Road | | Leighton Buzzard | LU7 3HJ
Offers In Excess Of £475,000

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Situated on the sought-after Plantation Road in Leighton Buzzard, this three-bedroom family home offers spacious and versatile accommodation with excellent potential to put your own mark on and extend (STPP). Features include a generous living/dining room, kitchen, additional family room, garage and ample driveway parking for four cars. The property also benefits from a large private rear garden backing onto open greenery and mature trees. Offered for sale with no upper chain.

- Semi-detached family home in a prestigious location.
- Spacious dual-aspect living/dining room.
- Versatile additional family room, perfect play room, study or downstairs bedroom.
- Sought after Plantation Road road location a stones throw from woodland walks.
- Walking distance to the town centre and train station.
- Three well-proportioned bedrooms and a family bathroom.
- Good size extended kitchen with ample storage and workspace.
- Great school catchments for all ages within potential walking distance if desired.
- Large rear garden backing onto greenery.
- Offered for sale with no upper chain.

Welcome to Plantation Road

Situated on the ever-popular Plantation Road in Leighton Buzzard a stones throw from woodland walks, this home enjoys a generous block-paved driveway providing ample off-road parking for four cars, a single garage and well-established gardens that create a sense of privacy. The property's exterior, complete with a striking stone chimney and leafy surroundings, offers a welcoming impression.

Entrance Hall

The entrance hall provides access to the spacious living/dining room, kitchen and staircase rising to the first floor.

Living Room/Dining Room

23'1" x 10'9" (7.06 x 3.28)

The dual-aspect living/dining room is a spacious reception area, enjoying natural light from the large front-facing window and French doors opening onto the rear garden. Offering ample space for both seating and dining furniture, the room also features an attractive fireplace.

Kitchen

19'8" x 8'10" (6 x 2.71)

The kitchen is fitted with a range of wall and base units complemented by ample work surface space and tiled splashbacks. Enjoying views over the rear garden through a large window, the room offers space for a range of appliances and provides direct access through to the adjoining family room.





Family Room

14'6" x 11'1" (4.43 x 3.4)

The family room is an excellent addition to this family home and provides an additional reception space, ideal as a snug, playroom, downstairs bedroom or home office. Enjoying a pleasant outlook over the rear garden, the room benefits from a large window and glazed door allowing plenty of natural light whilst offering direct access outside.

Bedroom One

12'1" x 8'11" (3.69 x 2.74)

Bedroom one is a comfortable double bedroom enjoying a pleasant outlook over the surrounding greenery through a large window. Offering ample space for bedroom furniture, the room provides a peaceful retreat.

Bedroom Two

11'5" x 8'6" (3.48 x 2.6)

Bedroom two is another well-proportioned double bedroom, enjoying far-reaching views over the rear garden. The room offers ample space for freestanding furniture.

Bedroom Three

8'11" x 7'4" (2.73 x 2.26)

Bedroom three is a well-presented single bedroom overlooking the surrounding greenery. The room enjoys plenty of natural light.

Family Bathroom

The family bathroom is fitted with a white suite comprising a panelled bath with shower attachment and pedestal wash hand basin, complemented by tiled walls and a frosted window providing natural light and privacy.

Garage and Parking

22'7" x 10'11" (6.89 x 3.34)

The property benefits from a single garage with power and lighting, providing excellent storage space or secure parking, alongside ample off-road parking to the front of the property on the driveway.

Garden

The rear garden enjoys a private and leafy setting, backing onto attractive open greenery and trees that create a peaceful outlook. Predominantly laid to lawn with a timber garden shed, the outside space offers excellent potential for landscaping.

Local Area

Plantation Road is one of the most sought after locations in Leighton Buzzard - peaceful and tree lined on the edge of the woodland and country parks, close to good schools for all ages and a short walk from the well respected Leighton Buzzard Golf Club. It's just a three minute drive or twenty minute walk to the town centre, for shopping, leisure and nightlife opportunities. Leighton Buzzard train station is a seven minute drive and offers regular fast trains to get you directly to London Euston in thirty three minutes, for a door to door city commute of just three quarters of an hour. Nature's never far away either, with Rushmere and Stockgrove just ten minutes' walk and the endless Bedfordshire countryside all around you. The M1 junction 11a and 14 are within easy reach offering an easy commute and for air travel, London Luton airport is around a thirty minute drive and London Heathrow is under an hour away. Milton Keynes shopping centre has all of the major stores, a theatre and an indoor ski slope, which is a twenty minute drive away.

Material Information

About the property;

Council Tax Band: D (Central Bedfordshire Council)

Construction Materials: Traditional

Utilities;

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: Fibre

Broadband speed: 1000Mbps

Mobile coverage: 4G

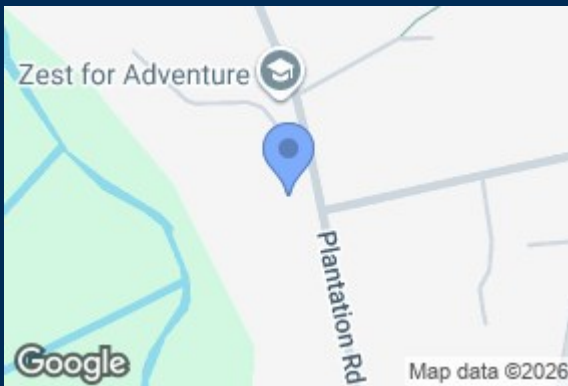
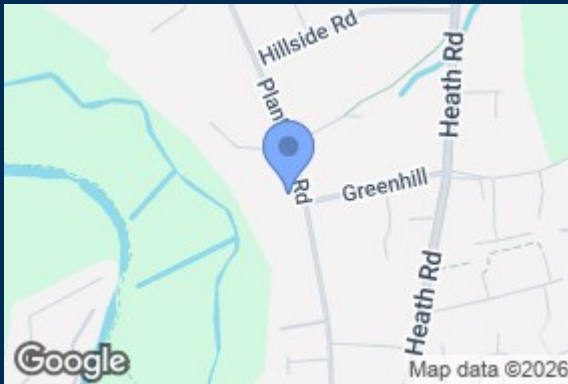
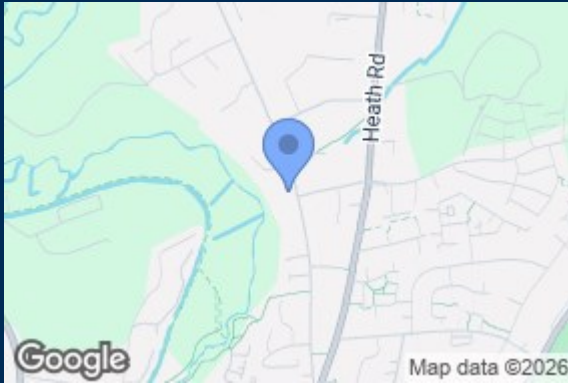
Parking;

Availability of parking: Single Garage & Driveway

Issues with potential impact;

Property accessibility adaptations: None known

Building safety: None known



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 A (92-100) B (81-91) C (69-80) D (54-68) E (39-54) F (21-38) G (1-20)	 86	 A (02 plus) B (01-09) C (00-09) D (05-08) E (00-04) F (01-08) G (1-20)	 49
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	

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