



45 Rutherford Crescent

Leighton Buzzard, LU7 3GE



Olivia Steele

Partnered With

Simpsons
Property Experts

A superb four double bedroom detached family home situated on the popular Rutherford Crescent in Leighton Buzzard, offering generous and versatile accommodation ideally suited to modern family life.

Step inside and you'll find a well-planned ground floor with plenty of space for both everyday living and entertaining. At the heart of the home is the spacious kitchen/diner, providing an excellent setting for family meals and hosting friends, while the separate living room offers a comfortable space to relax.

For those working from home, the property also benefits from a dedicated study, keeping work and family life conveniently separate. A practical utility area and ground-floor WC complete the downstairs accommodation.

Upstairs, the generous proportions continue with four double bedrooms, making this an excellent option for growing families. The principal bedroom benefits from its own en-suite shower room, with the remaining bedrooms served by the family bathroom.

Outside, the property enjoys a private rear garden, providing plenty of opportunity for outdoor dining, entertaining and family time. To the front, a driveway and garage provide convenient off-road parking and valuable additional storage.

Located on Rutherford Crescent, Leighton Buzzard, this attractive detached home combines space, practicality and a family-friendly layout.

Offers over £575,000



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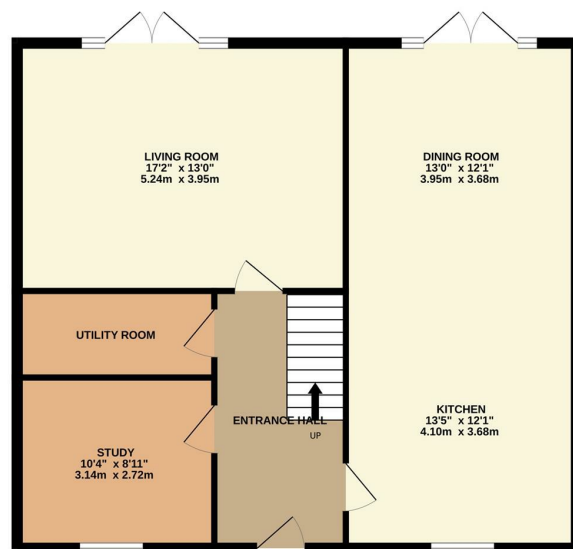
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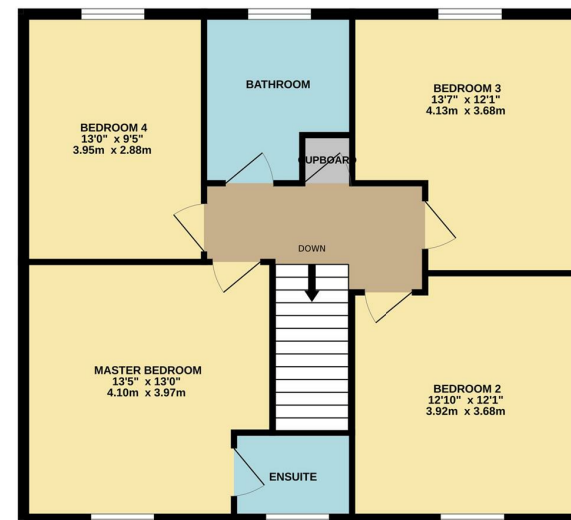
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GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 1550sq.ft. (144.0 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	





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