



St. Leonards Close, Leighton Buzzard
LU7 3DF

Guide Price £400,000



St. Leonards Close, Leighton Buzzard

DESCRIPTION

Nestled in the charming area of Leighton Buzzard and offered with no onward chain, this property presents an excellent opportunity for those seeking a family home with ample potential. This property boasts two reception rooms, perfect for both entertaining guests and enjoying family time. With three well-proportioned bedrooms, family bathroom and separate W.C, it offers comfortable living space for families or individuals alike.

The generous-sized plot offers a delightful outdoor space, ideal for gardening enthusiasts or for children to play. Additionally, there is driveway parking and a garage.

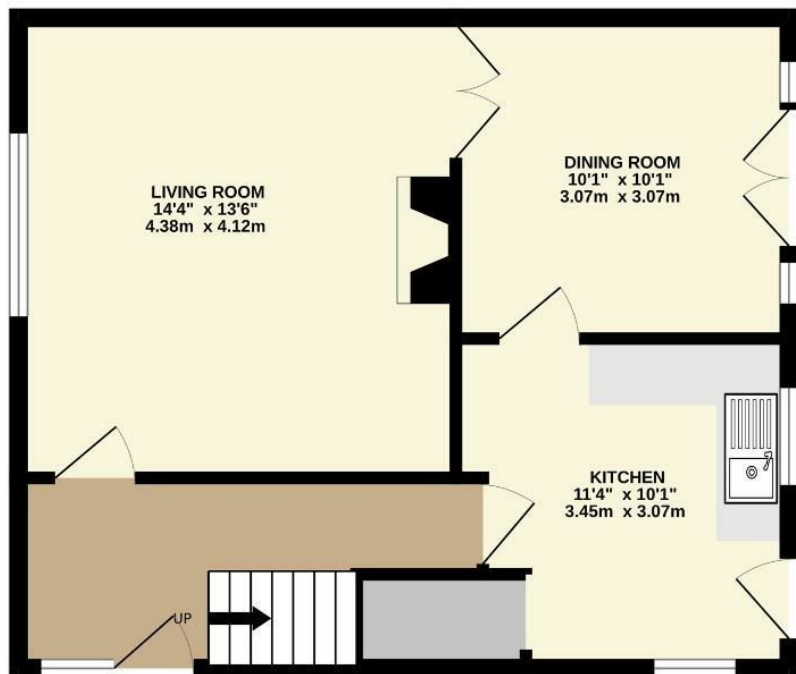
While the property is in need of modernisation, this presents a unique opportunity for buyers to create their dream home tailored to their preferences. Furthermore, the potential to extend the property opens up exciting possibilities for expansion, making it a wise investment for the future.

The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

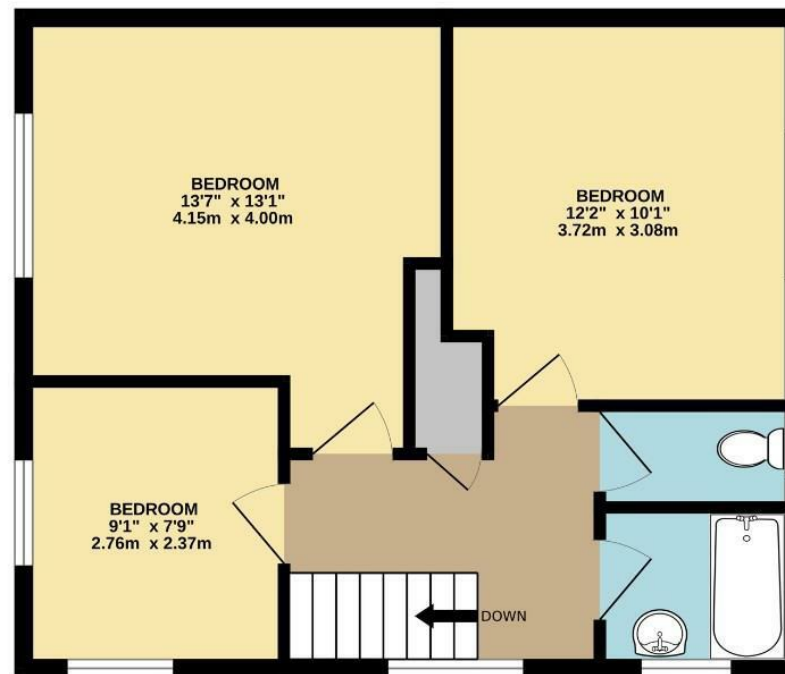




FLOOR 1
484 sq.ft. (44.9 sq.m.) approx.



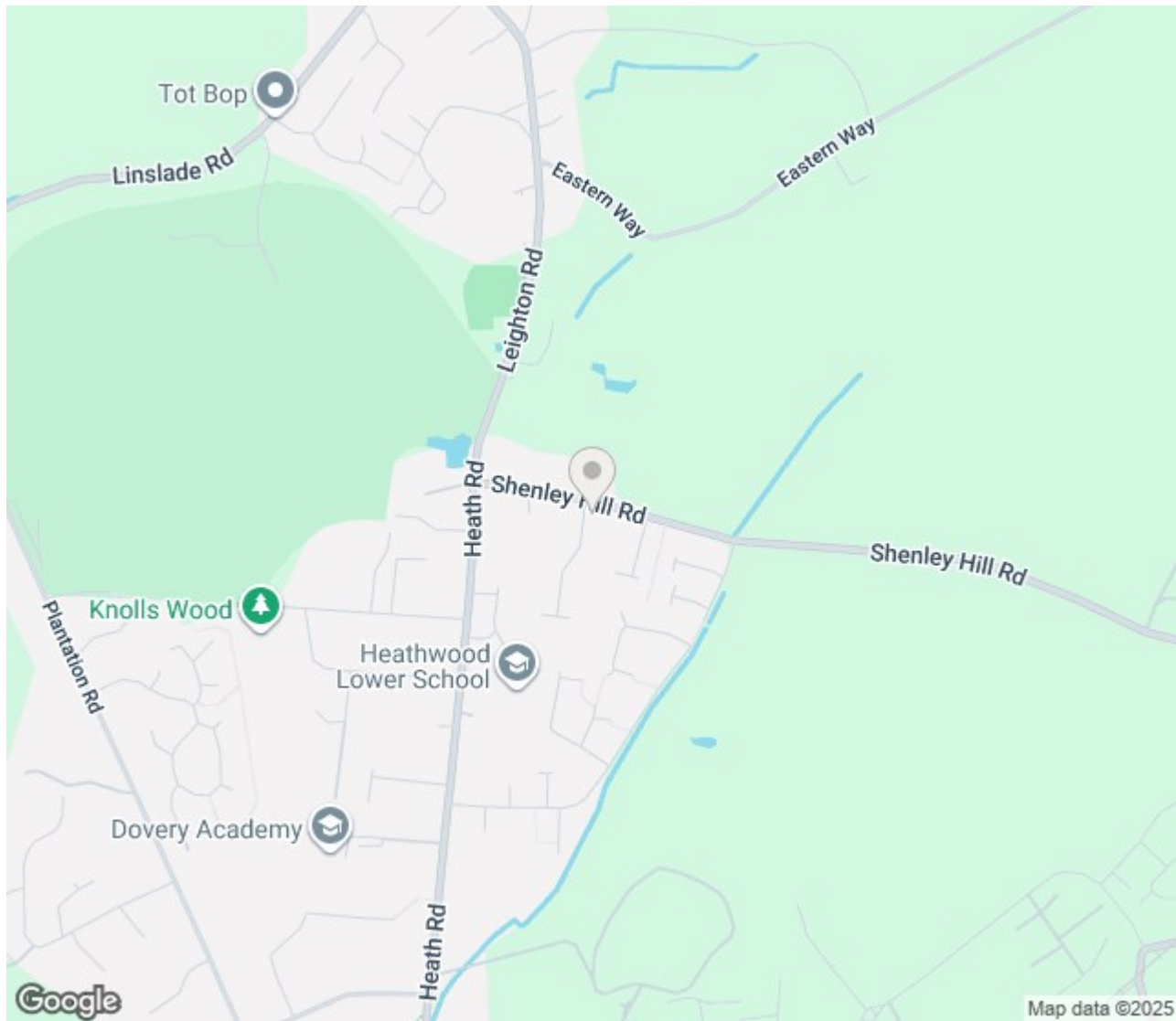
FLOOR 2
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



