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33 Cormorant Way, Leighton Buzzard, LU7 4UY

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£340,000

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We are acting in the sale of the above property and have received an offer of £320,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This four-bedroom family home is offered to the market with no onward chain and is situated in the highly sought-after Sandhills area of Leighton Buzzard.

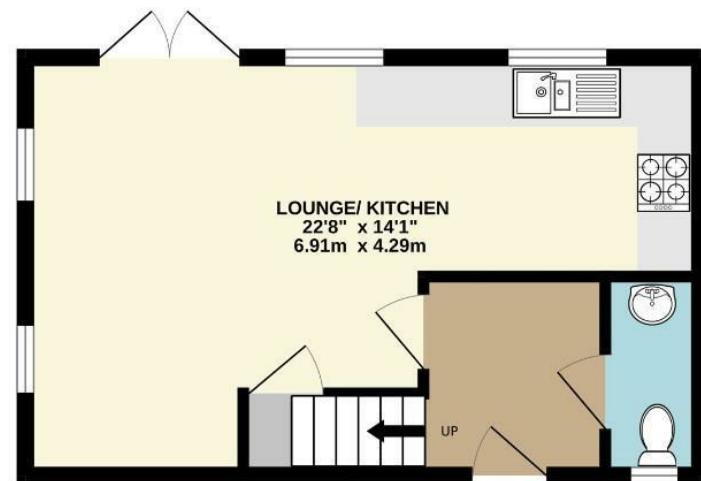
Upon entering, you are welcomed by a spacious entrance hall with stairs leading to the first-floor landing. The ground floor features an open-plan living and kitchen area, complete with a range of wall and base units, and French doors that open out to the rear garden. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the first-floor landing provides access to four well-proportioned bedrooms, including a main bedroom with its own en-suite. A modern family bathroom serves the remaining bedrooms.

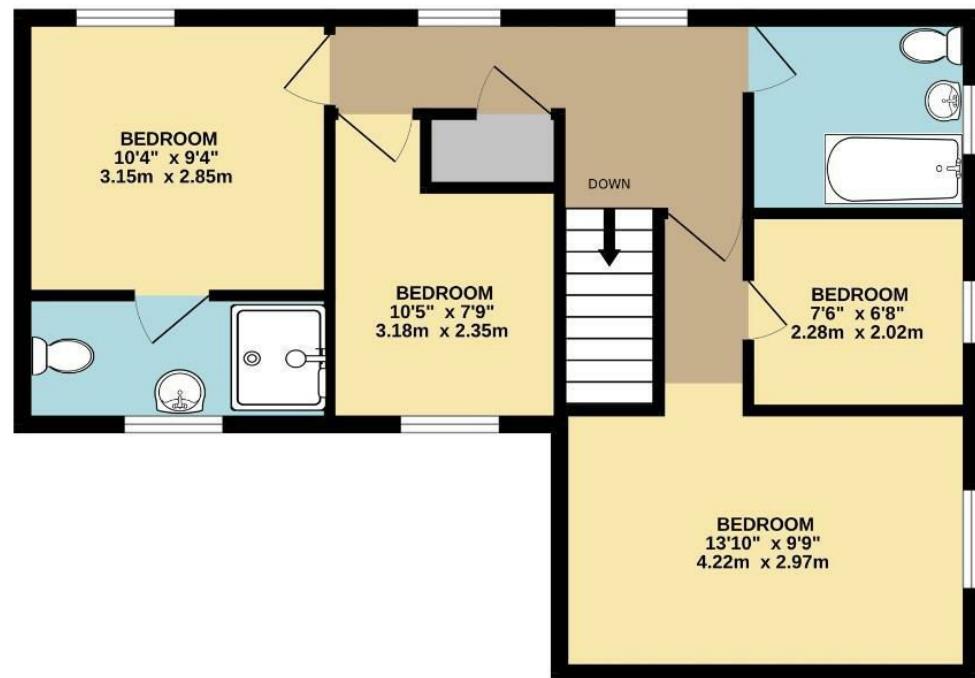
Outside, the property boasts a private, enclosed rear garden with gated side access leading to the allocated parking bay.

Leighton Buzzard is a market town in Bedfordshire, England, located between Luton and Milton Keynes. It sits near the River Ouzel and the Grand Union Canal, giving it a mix of historic charm and scenic landscapes. The town blends traditional architecture with modern amenities, and it has grown in popularity due to its good transport links, especially the rail connection to London Euston (about 35-45 minutes).

GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



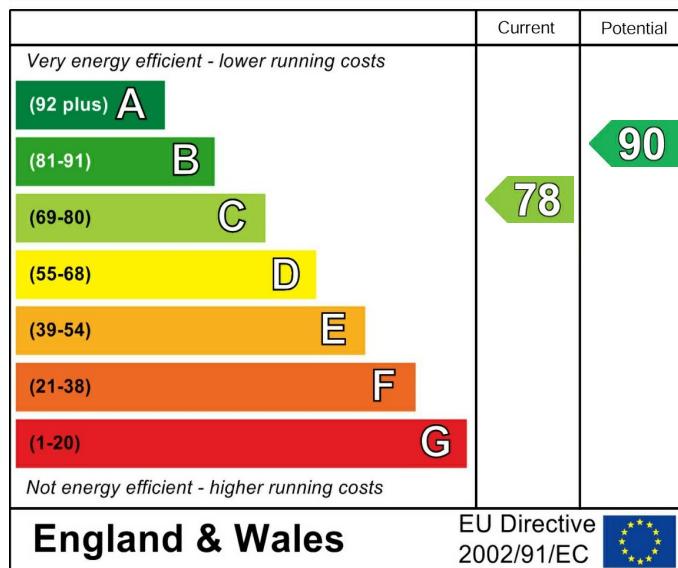
TOTAL FLOOR AREA : 870 sq.ft. (80.9 sq.m.) approx.

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 Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.

