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6 Theedway, Leighton Buzzard, LU7 9RP

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£440,000

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- IMMACULATE THROUGHOUT
- GROUND FLOOR AND TOP FLOOR CLOAKROOMS
- SECLUDED ENCLOSED REAR GARDEN
- KITCHEN/DINING ROOM
- NO ONWARD CHAIN
- EN-SUITE TO MAIN BEDROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND GARAGE
- CLOSE TO LOCAL AMENITIES
- INTERACTIVE VIRTUAL TOUR

This exceptionally well-presented and spacious four double bedroom detached family home is ideally located in one of the most sought-after and vibrant areas of Leighton Buzzard. Offering a perfect blend of comfort, style and convenience, this property comes to the market with the added benefit of no onward chain.

Upon entering the property, you are welcomed by a spacious entrance hall, with a staircase ascending to the first-floor landing. To the left of the entrance hall, the generously sized lounge offers a tranquil retreat, enhanced by patio doors that open directly into the rear garden. The kitchen and dining area is thoughtfully designed, boasting an array of integrated appliances, Amtico flooring and wall-mounted kitchen units and with elegant Quartz worktops. Double-glazed French doors provide convenient access to the garden, further enhancing the space. A cloakroom completes the ground floor.

The first-floor landing leads to the main bedroom, which benefits from an en-suite shower room. The second bedroom is also a double and is currently used as an office. There is a built-in cupboard on the landing and a tastefully appointed three-piece bathroom.

On the second floor, you'll find two additional double bedrooms, each offering ample space, alongside a further cloakroom for added convenience.

Externally, the property features a beautifully enclosed rear garden, predominantly laid to lawn, with a paved patio area ideal for outdoor entertaining and bordered by mature flowerbeds. The garden also provides gated access to the driveway and garage. There is also access from the garden directly into the garage through a side door.

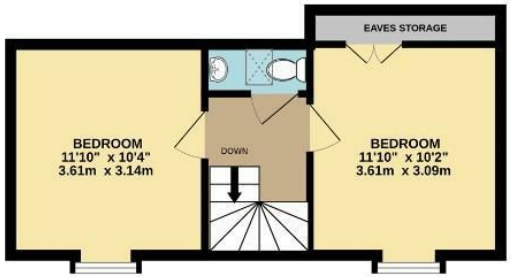
Location

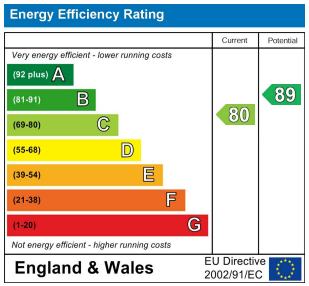
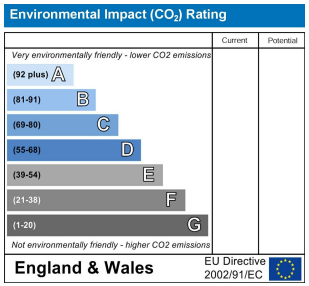
Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.

2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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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