



61 Marley fields

Leighton Buzzard, Bedfordshire LU7 4WH



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Partnered With

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Property Experts

Offered to the market for the first time in 25 years, this attractive detached three-bedroom family home occupies a prime position within a desirable cul-de-sac in the ever-popular Marley Fields area of Leighton Buzzard. With a garage, driveway parking and excellent commuter links nearby, this is a fantastic opportunity for families seeking both space and convenience.

Marley Fields is highly regarded for its family-friendly setting, attractive homes and superb accessibility. Residents benefit from easy access to the A5, M1 Junction 11a and Leighton Buzzard mainline station, offering fast trains into London Euston in under 30 minutes. Excellent local schooling, nearby parks and green open spaces further add to the appeal of this established residential location.

Internally, the property welcomes you via an entrance porch leading into a bright bay-fronted lounge, creating a warm and inviting first impression. The lounge flows through to the dining room, where double doors open directly onto the rear garden, ideal for entertaining or family gatherings. The fitted kitchen sits adjacent to the dining area, with exciting potential to reconfigure or extend into an open-plan kitchen/diner, as seen in neighbouring homes, subject to the necessary permissions.

Upstairs, the home offers three well-proportioned bedrooms, with built-in wardrobes to both the principal and second bedrooms, alongside a modern shower room. Outside, the mature rear garden features a generous patio area perfect for outdoor dining and relaxing during the warmer months. To the front, the driveway provides off-road parking and leads to the integrated garage, which also presents further conversion potential, subject to the relevant consents.

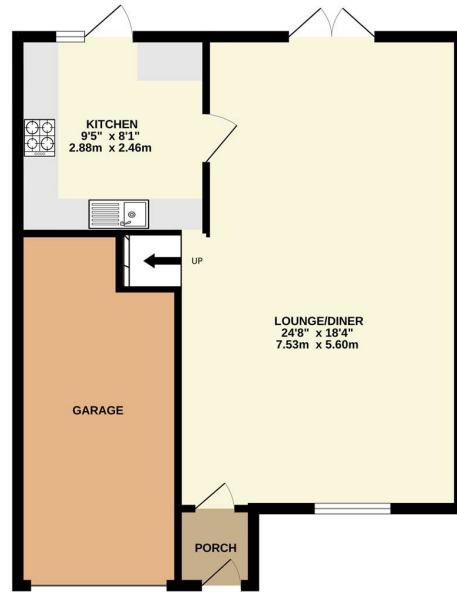
Combining a sought-after location, future potential and excellent transport connections, this is a superb long-term family home that must be viewed to be fully appreciated.

Offers over £380,000

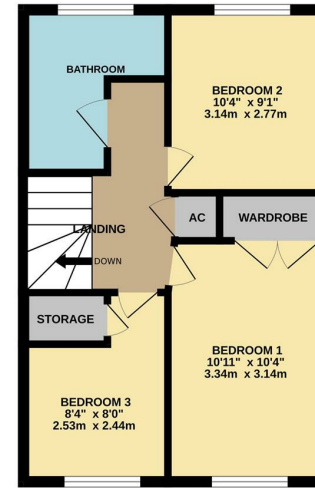
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GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

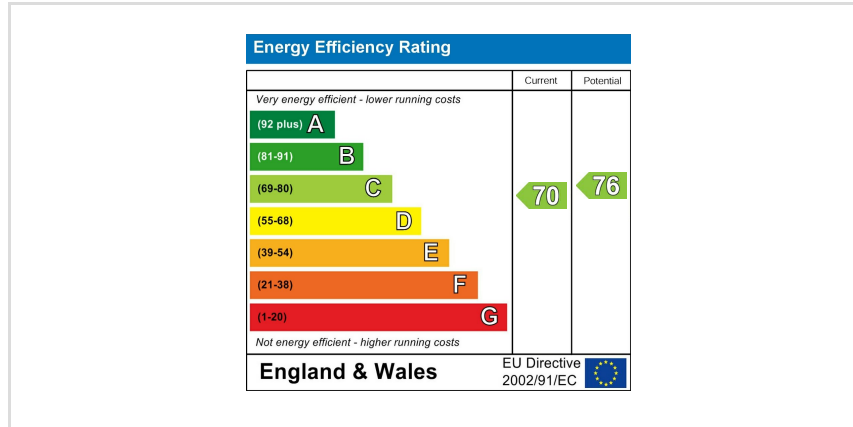


1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA - 1001 sq.ft. (93.0 sq.m.) approx.

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