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17 Finch Crescent, Leighton Buzzard, LU7 2PE

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Guide Price £350,000

- THREE BEDROOM SEMI-DETACHED HOME
- WALKING DISTANCE TO THE MAINLINE TRAIN STATION
- BRIGHT CONSERVATORY OVERLOOKING THE GARDEN
- GARAGE LOCATED IN A NEARBY BLOCK
- EXCELLENT POTENTIAL TO EXTEND (STPP)
- POPULAR LEIGHTON BUZZARD LOCATION
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- GENEROUS CORNER PLOT WITH WRAPAROUND FRONT GARDEN
- INTERACTIVE VIRTUAL TOUR

Positioned within one of Leighton Buzzard's most sought-after residential locations and just a short distance from the mainline railway station, this attractive three-bedroom semi-detached home occupies a generous corner plot, offering spacious accommodation, superb outdoor space and outstanding potential to enlarge and enhance (subject to the necessary planning permissions).

The property is entered via a welcoming entrance porch, with stairs rising to the first floor and access into the main living accommodation.

The bright and spacious lounge provides the perfect place to relax. The separate dining room creates an ideal space for both everyday family life and entertaining guests. The kitchen is fitted with a range of floor and wall-mounted units, offering ample storage and worktop space, with a door leading through to the conservatory.

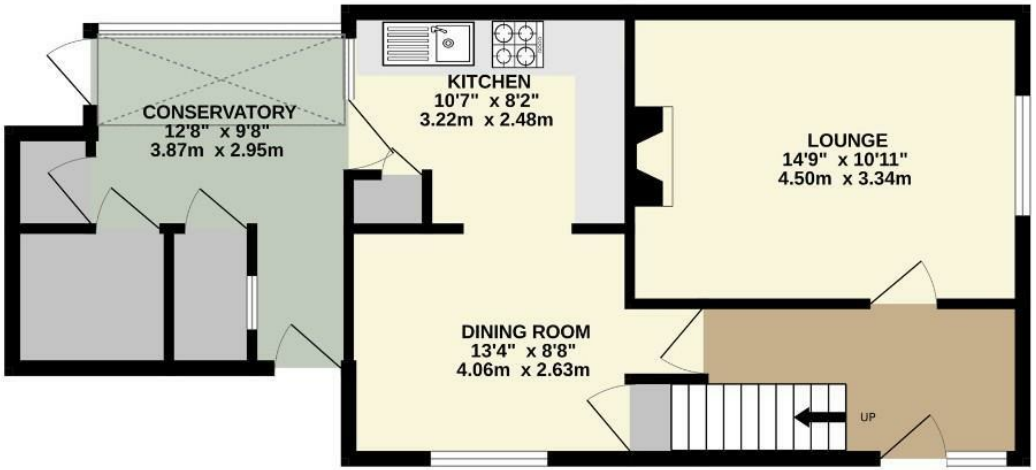
Flooded with natural light, the conservatory provides a versatile additional reception area and benefits from access to both the rear and front gardens, along with useful built-in storage cupboards.

To the first floor, the property offers three well-proportioned bedrooms, all served by a family shower room.

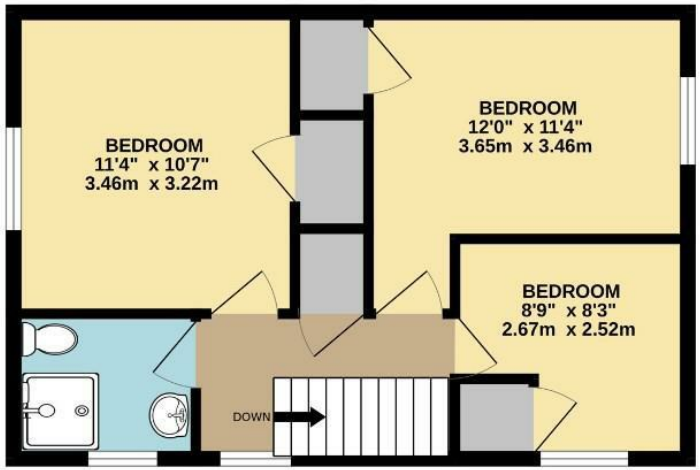
Outside, the rear garden is predominantly laid to lawn with a patio seating area, providing an excellent space for outdoor dining and enjoying the warmer months. The generous front garden wraps around the side of the property, while the driveway offers off-road parking for multiple vehicles. A garage, located in a nearby block, provides further storage or parking options.

Combining generous living accommodation, a highly desirable location and remarkable potential, this is a rare opportunity to acquire a home that can be enjoyed immediately while offering the flexibility to adapt and grow alongside your family's future needs. Conveniently located close to highly regarded schools, local amenities, picturesque green spaces and Leighton Buzzards mainline railway station, providing fast and direct rail links into London Euston.

GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



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



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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