



**Wing Road, Leighton Buzzard**  
LU7 2NH

**Offers In Excess Of  
£435,000**



# Wing Road, Leighton Buzzard

## DESCRIPTION

Hunters are pleased to market this well presented and extended three double bedroom detached chalet bungalow, located within a sought after area of Leighton Buzzard and offered with no onward chain.

This home offers versatile living accommodation comprising; entrance hall, lounge with a bay window and feature fireplace, kitchen, dining room, three double bedrooms, one being on the first floor and two bathrooms.

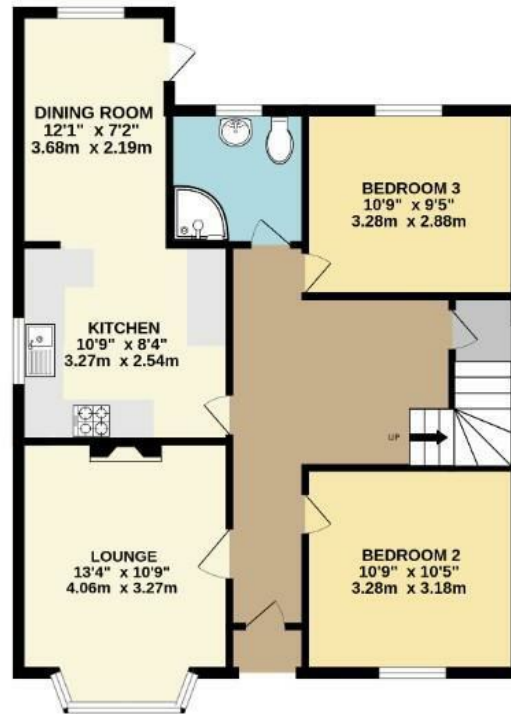
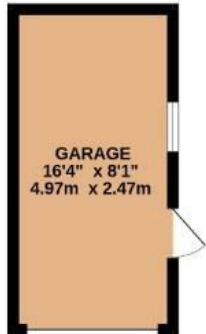
Outside, the property benefits from a generous sized enclosed rear garden, driveway parking for multiple vehicles and a single garage.

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.





GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.

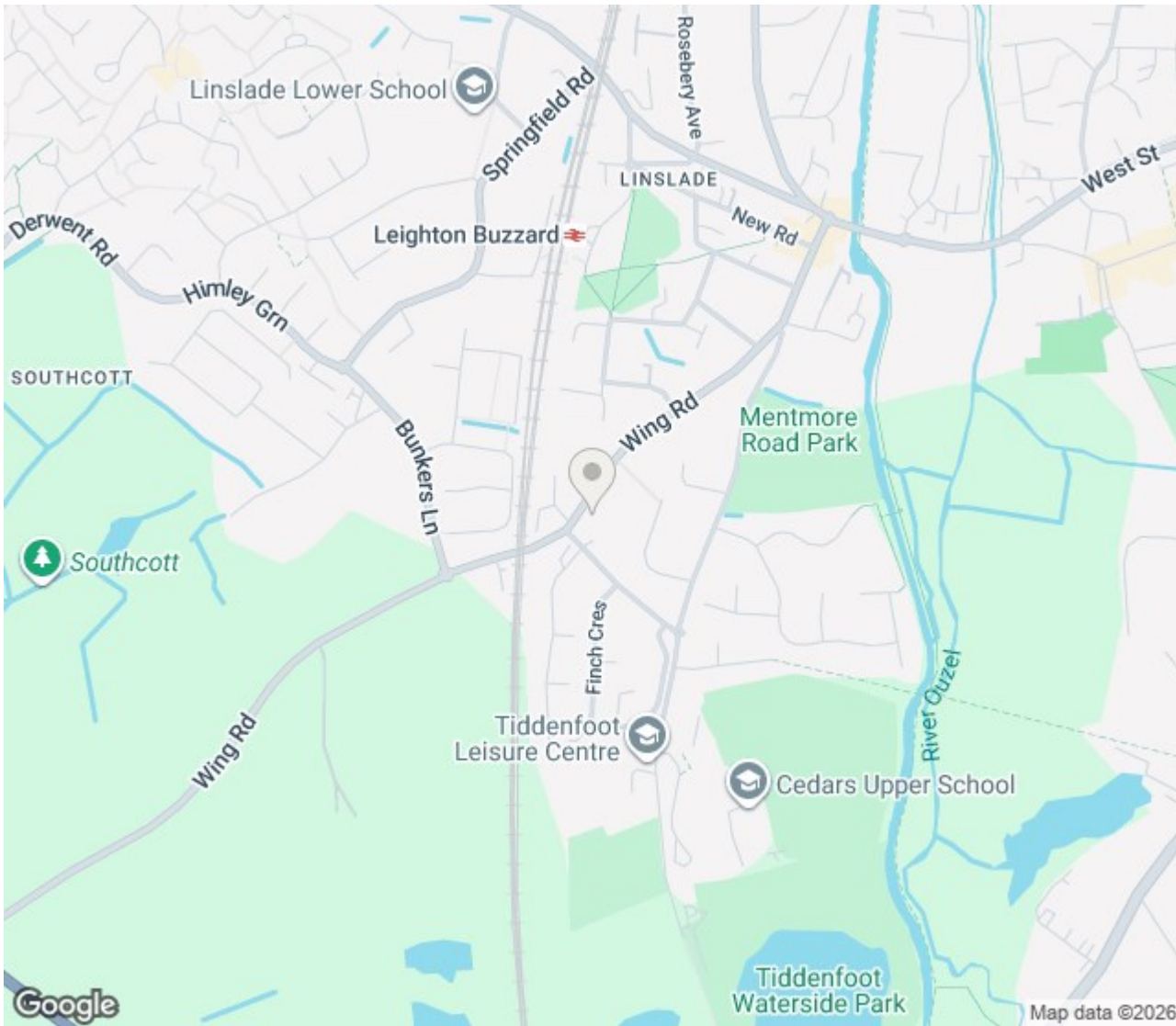


1ST FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

