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2 Rye Close, Leighton Buzzard, LU7 3YD

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£315,000

- THREE BEDROOM TOWN HOUSE
- SPACIOUS KITCHEN/DINING ROOM WITH GARDEN ACCESS
- FIRST FLOOR LOUNGE WITH GENEROUS LIVING SPACE
- FAMILY BATHROOM
- DRIVEWAY PARKING AND INTEGRAL GARAGE
- LOCATED IN A POPULAR FAMILY ORIENTATED AREA OF LEIGHTON BUZZARD
- GROUND FLOOR CLOAKROOM AND AMPLE STORAGE
- THREE DOUBLE BEDROOMS ARRANGED OVER TWO FLOORS
- ENCLOSED REAR GARDEN WITH PATIO AREA AND REAR ACCESS
- INTERACTIVE VIRTUAL TOUR

Located within a popular and family orientated area of Leighton Buzzard, this well proportioned three bedroom town house offers flexible living accommodation arranged over three floors, ideal for growing families and those seeking versatile space.

The ground floor comprises a generous kitchen/dining room fitted with a range of wall and floor mounted units, providing ample storage and preparation space. A double glazed door opens directly onto the rear garden, creating a practical layout for everyday family life and entertaining. This level also benefits from internal access to the garage, a convenient cloakroom and useful storage areas.

To the first floor, the spacious lounge provides a bright and comfortable main living area. This floor also hosts a well proportioned double bedroom and a family bathroom, offering flexibility for guests or home working.

The second floor features two further double bedrooms, both offering excellent space and natural light, completing the internal accommodation.

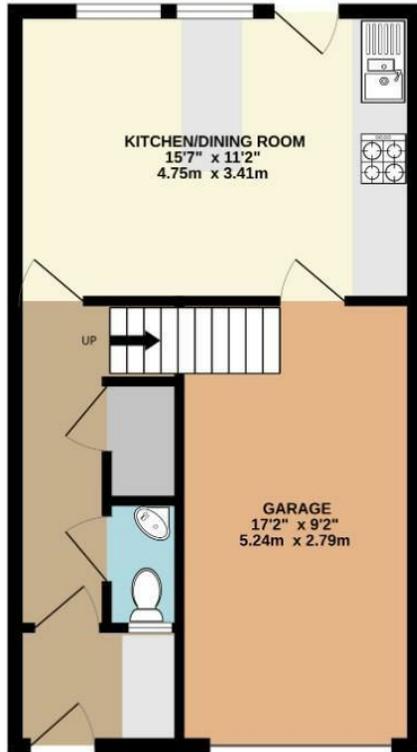
Externally, the enclosed rear garden is mainly laid to lawn with a patio seating area, ideal for outdoor dining and relaxation, along with rear gated access for added convenience. To the front, a driveway provides off road parking and access to the garage.

Offering well balanced accommodation in a sought after residential setting, this three bedroom town house represents an excellent opportunity for families and professionals alike.

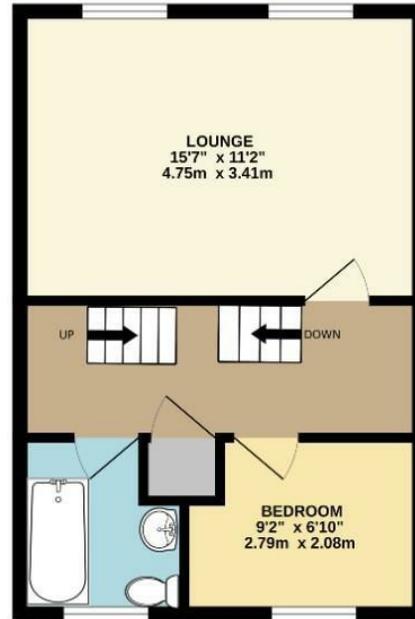
Situated close to the town centre, you will have easy access to a variety of local amenities, including shops, cafes, and parks, making it an ideal spot for those who appreciate the vibrancy of community life.

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.

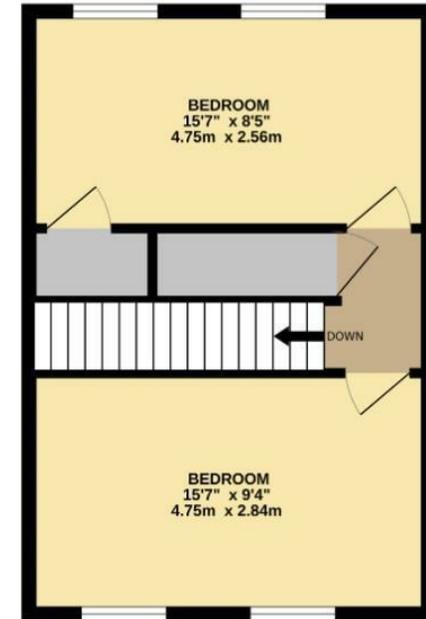
GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





