



97 Brooklands Drive
Leighton Buzzard, LU7 3PG



Olivia Steele
Partnered With
Simpsons
Property Experts

Situated on the ever-popular Brooklands Drive, this impressive four-bedroom extended family home offers generous and versatile accommodation arranged across three floors. Ideally positioned within walking distance of local schools and amenities, it's a fantastic home for young and growing families looking for plenty of space.

Step inside and you'll find a home designed with family life in mind. The generous lounge provides a comfortable setting for relaxing and entertaining and flows through into a bright and spacious conservatory, creating additional living space with views over the rear garden.

A separate dining room provides the perfect setting for family meals and entertaining, while the fitted kitchen offers ample storage and worktop space for everyday cooking. A convenient ground-floor cloakroom completes the downstairs accommodation.

On the first floor are three well-proportioned bedrooms, providing excellent flexibility for children, guests or those needing space to work from home, alongside a modern family bathroom.

Continue to the top floor and you'll discover the impressive principal bedroom. Occupying its own floor and complete with fitted wardrobes, this generous room creates a private retreat away from the rest of the home – the perfect place to relax and unwind at the end of the day.

Outside, the property continues to impress with a private and enclosed rear garden, featuring an artificial lawn for easy maintenance and a patio area ideal for summer dining, entertaining and spending time with family and friends. To the front, the property benefits from ample off-road parking.

Combining generous accommodation, a flexible three-storey layout and a sought-after location close to schools and everyday amenities, this is a home that offers plenty of room for the whole family to grow.

Guide price £390,000

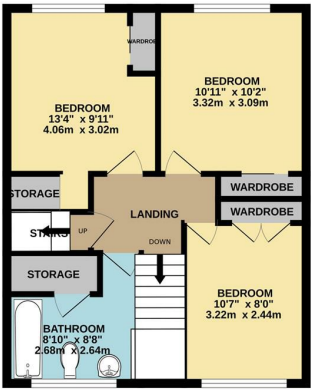
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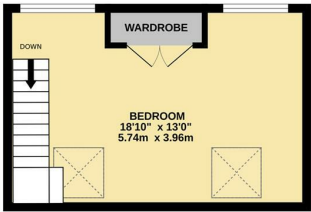
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.

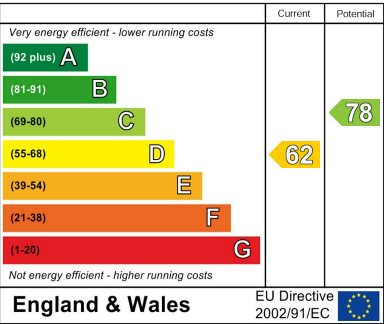


TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.

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Energy Efficiency Rating



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