



2 CHURCH WALK, EGGINGTON, LEIGHTON BUZZARD LU7 9QL

Asking Price £649,950 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Situated in a quiet cul-de-sac and backing onto greenbelt countryside is this four bedroom detached family home boasting a huge Circa. 120ft rear garden.

The property comprises of a bright and spacious living room with big bay window and fireplace with mantle. A second dual aspect living room currently being used as a TV room. A good sized kitchen featuring an oak style shaker kitchen with extra storage cupboards and overlooking the beautifully landscaped rear garden

To first floor you will find a master bedroom with built in wardrobe and recently installed en-suite.

Three further double bedrooms all with built in wardrobes, two of which enjoy superb views of the beautifully landscaped rear garden and a three piece contemporary family bathroom.

To the front of the property is a Circa. 28ft front garden, a double garage with music studio and a large private driveway for up to four cars.



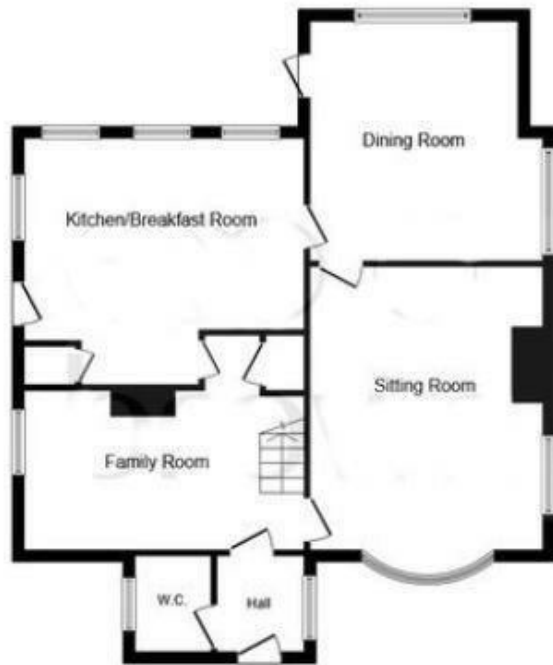
Property Features

- LIVING ROOM - 16'11 X 13'10
- DINING ROOM - 13'10 X 12'9
- LIVING ROOM 2 - 16'7 X 9'3
- KITCHEN - 16'7 X 13'7 (L SHAPE)
- DOUBLE GARAGE WITH STUDIO
- BEDROOM 1 - 12'8 X 11'7
- BEDROOM 2 - 10'8 X 10'5
- BEDROOM 3 - 10'7 X 10'1
- BEDROOM 4 - 10'5 X 10'3

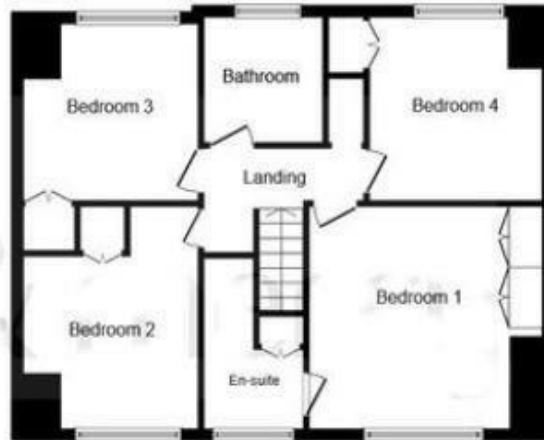
Agents Notes

Further benefits include a summer house, large loft, extra storage cupboards, side access, double glazed windows.

Church Walk is situated approximately 10 minutes from Leighton Buzzard High Street and Overground Station and is in easy access to the M1 motorway. Also 5-10 minutes drive to local primary and middle schools.



Ground Floor



First Floor



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