HUNTERS®
HERE TO GET you THERE
4 Veritas Grove, Leighton Buzzard, LU7 9SG

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Offers In Excess Of £325,000

- MODERN THREE-BEDROOM HOME BUILT IN 2016
- EASY ACCESS TO TOWN CENTRE, BYPASS AND TRAIN STATION
- SPACIOUS LIVING ROOM WITH FRENCH DOORS TO GARDEN
- DETACHED INSULATED GARDEN OFFICE WITH POWER AND LIGHTING
- NO ONWARD CHAIN FOR A HASSLE-FREE PURCHASE
- PARKING FOR THREE VEHICLES INCLUDING CARPORT
- WELL-EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE REAR GARDEN

Situated on the desirable edge of Leighton Buzzard, this well-presented modern home offers superb access to the town centre, southern bypass, and mainline train station, making it ideal for commuters and families alike. Built in 2016 and offered with no onward chain, the property benefits from gas central heating, double glazing, and parking for three vehicles, including a covered carport.

Inside, the layout is both practical and comfortable. The welcoming hallway leads to a cloakroom. To the right, a well-equipped kitchen offers ample wall and base units, a gas hob with extractor, built-in electric oven, and space for a washing machine, dishwasher, and fridge freezer. A concealed cupboard houses the gas boiler.

To the rear, the spacious sitting room features double doors that open to the garden and a useful under-stairs storage cupboard.

Upstairs, a central landing provides access to three bedrooms and a modern family bathroom with a white suite including a bath with shower over, wash basin, and WC. Bedrooms one and three overlook the rear garden, while bedroom two and the bathroom enjoy front-facing views. A loft hatch on the landing offers additional storage space.

Outside, the front garden includes steps to the entrance, while the side driveway and carport provide generous off-street parking. A timber shed offers extra storage, and a gated side entrance leads to the private rear garden, which is mainly laid to lawn with a patio and planted borders.

A standout feature is the detached garden office, fully insulated, double glazed, and fitted with power and lighting. Perfect for remote work, creative pursuits, or a peaceful retreat.

A fantastic opportunity for first-time buyers or those looking to move up the ladder, early viewing is highly recommended.

Location

Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

The High Street has a variety of shops and businesses, whilst the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London, particularly for its direct line to Euston.

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.

TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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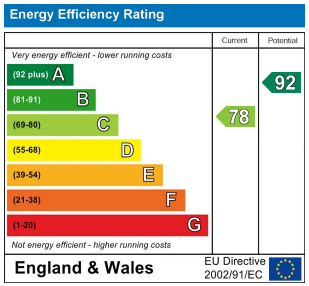

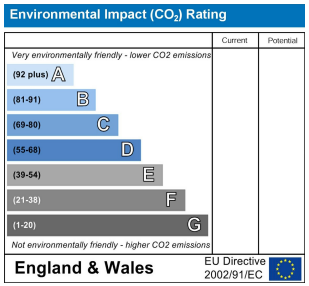

Charlotte's Web