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30 Valerian Way, Leighton Buzzard, LU7 4EL

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£550,000

- FOUR BEDROOM DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- SEPARATE UTILITY ROOM
- FOUR PIECE FAMILY BATHROOM SUITE
- GARAGE
- APPROX. 4 YEARS OLD
- KITCHEN/ DINING ROOM
- EN-SUITE TO MAIN BEDROOM
- DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

Situated within a popular and modern residential development in Leighton Buzzard, this beautifully presented four bedroom detached family home is approximately four years old and benefits from the reassurance of the remaining 10 year new build warranty, offering stylish and spacious accommodation ideal for contemporary family living.

Entry is via a welcoming entrance hall with a central staircase rising to the first floor, immediately creating a sense of space and flow throughout the home. The bright and airy dual aspect lounge provides an excellent living space, with French doors opening directly onto the rear garden, allowing natural light to flood the room. The impressive kitchen/dining room forms the true hub of the home, fitted with an array of wall and floor mounted units complemented by granite worktops and a range of integrated appliances. Further French doors open to the garden, making this an ideal space for entertaining and family gatherings. A separate utility room and ground floor home office add flexibility, perfectly suited to modern working and family life.

The first floor landing leads to four well-proportioned double bedrooms, with the main bedroom benefiting from an en-suite shower room. A stylish four piece family bathroom completes the upstairs accommodation.

Externally, the enclosed rear garden is mainly laid to lawn with a patio seating area, ideal for outdoor dining and relaxation, along with side gated access leading to the driveway. The property further benefits from driveway parking for multiple vehicles and access to the garage.

Overall, this modern and well-balanced family home offers space, practicality and comfort in a highly desirable location, and must be viewed to fully appreciate all that is on offer.

For commuters, Leighton Buzzard railway station offers direct mainline services to London Euston in approximately 30 minutes, making the town particularly popular with those travelling into London.

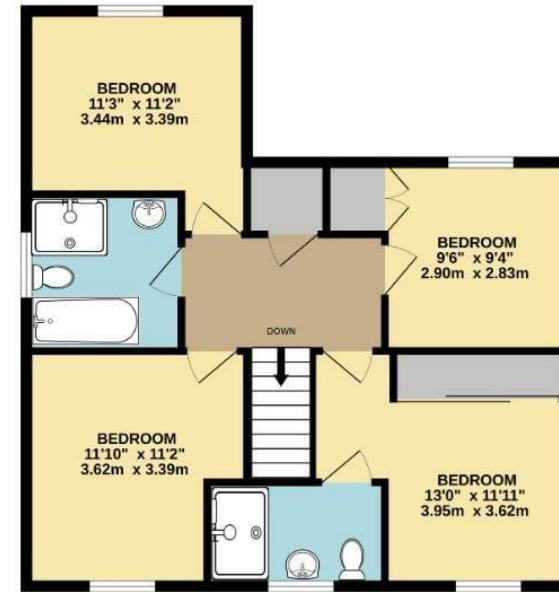
Agent Notes

Estate Charge - £183.38 per annum.

GROUND FLOOR
877 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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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