



**Wentworth Drive, Leighton Buzzard**  
LU7 3HY

**Guide Price £400,000**





# Wentworth Drive, Leighton Buzzard

## DESCRIPTION

Spacious Three-Bedroom Family Home in Prime Leighton Buzzard Location.

Situated in one of Leighton Buzzards most sought-after residential areas, just a short stroll from the picturesque Ouzel Meadows, this generously sized three bedroom semi-detached home offers the perfect blend of comfort, practicality, and location.

As you step through the front entrance porch, you're welcomed into a hallway. To the front of the home, the inviting lounge features a charming fireplace and a large window that floods the room with natural light.

To the rear, the property has been thoughtfully extended to create a stunning open-plan kitchen/dining room. This impressive space is fitted with a comprehensive range of modern floor and wall-mounted units, worktops, and integrated appliances, followed by a conservatory with French doors open seamlessly to the rear garden, making it an ideal setting for entertaining and family living.

Upstairs, the spacious landing leads to three well-appointed bedrooms, perfect for a growing family or those needing additional space for guests or a home office. The three piece family bathroom, plus a separate W/C completes the first-floor layout.

Externally, the home offers off-road parking via a private driveway and a single garage. The rear garden is fully enclosed and designed for low maintenance, featuring multiple seating areas ideal for outdoor dining and relaxing in the sun.

Eco-conscious buyers will also appreciate the addition of owned solar panels and a 2.4kW battery system, helping to reduce energy bills and environmental impact.

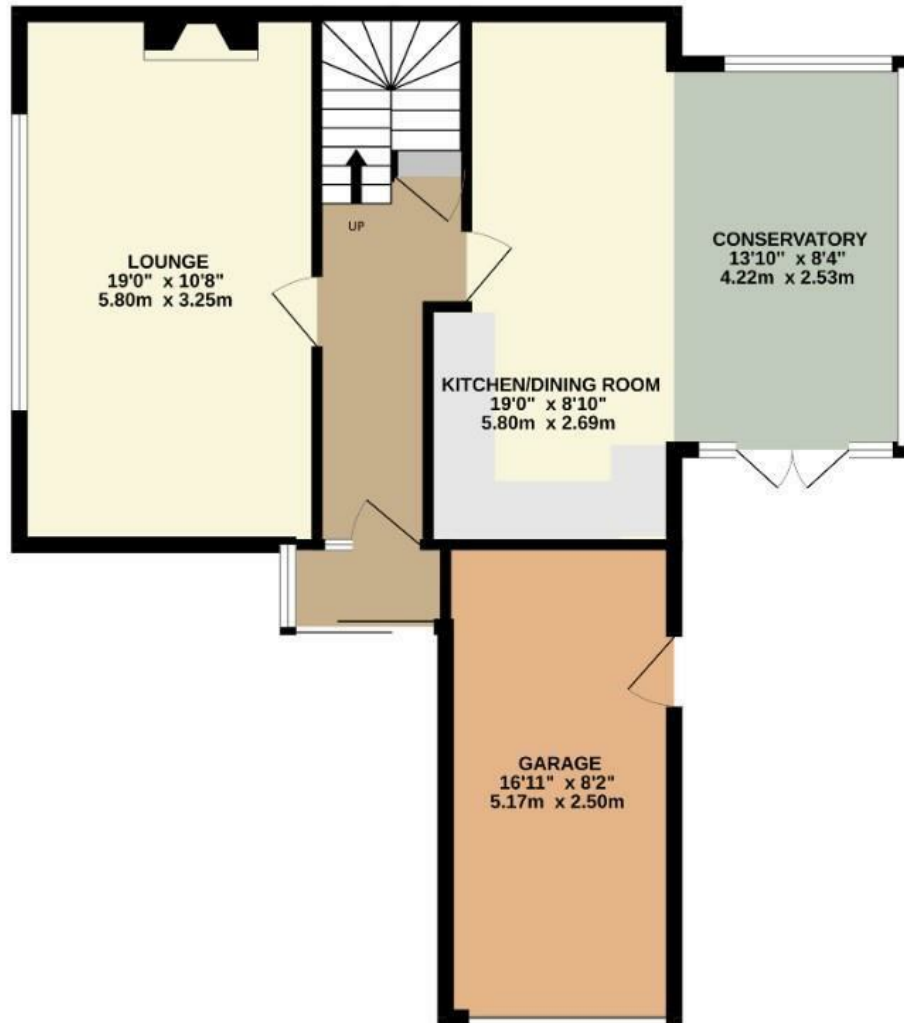
This is a fantastic opportunity to secure a family-sized home in an excellent location, early viewing is highly recommended.



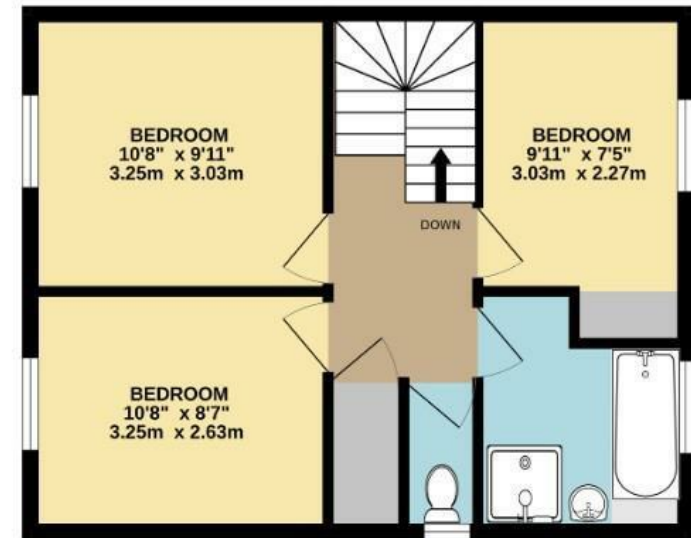




GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



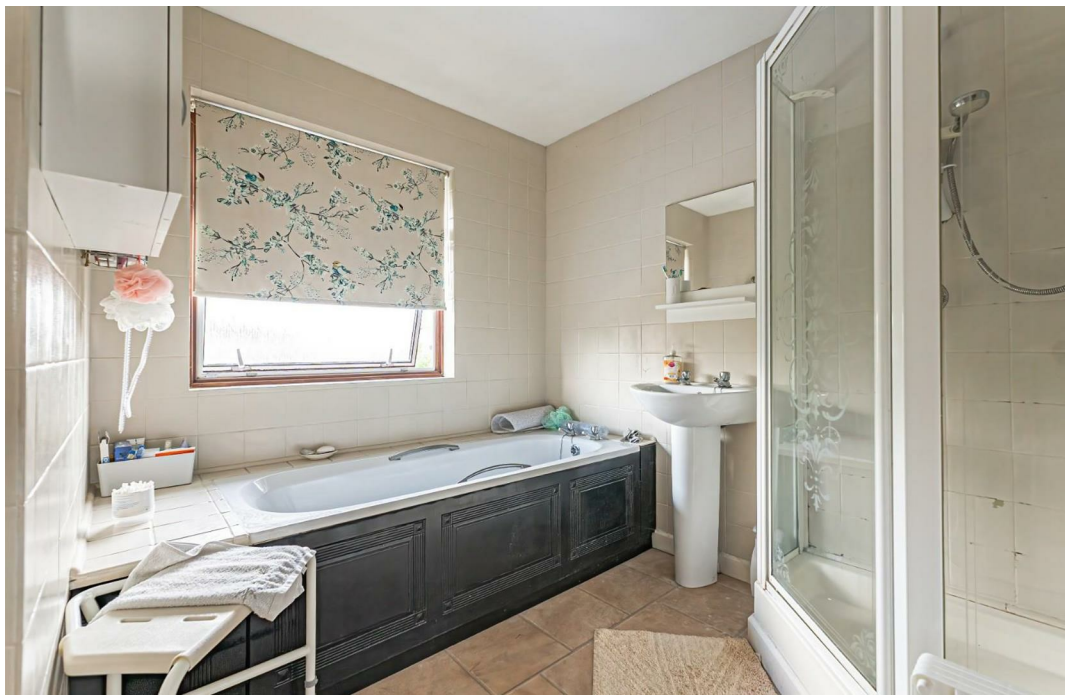
1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



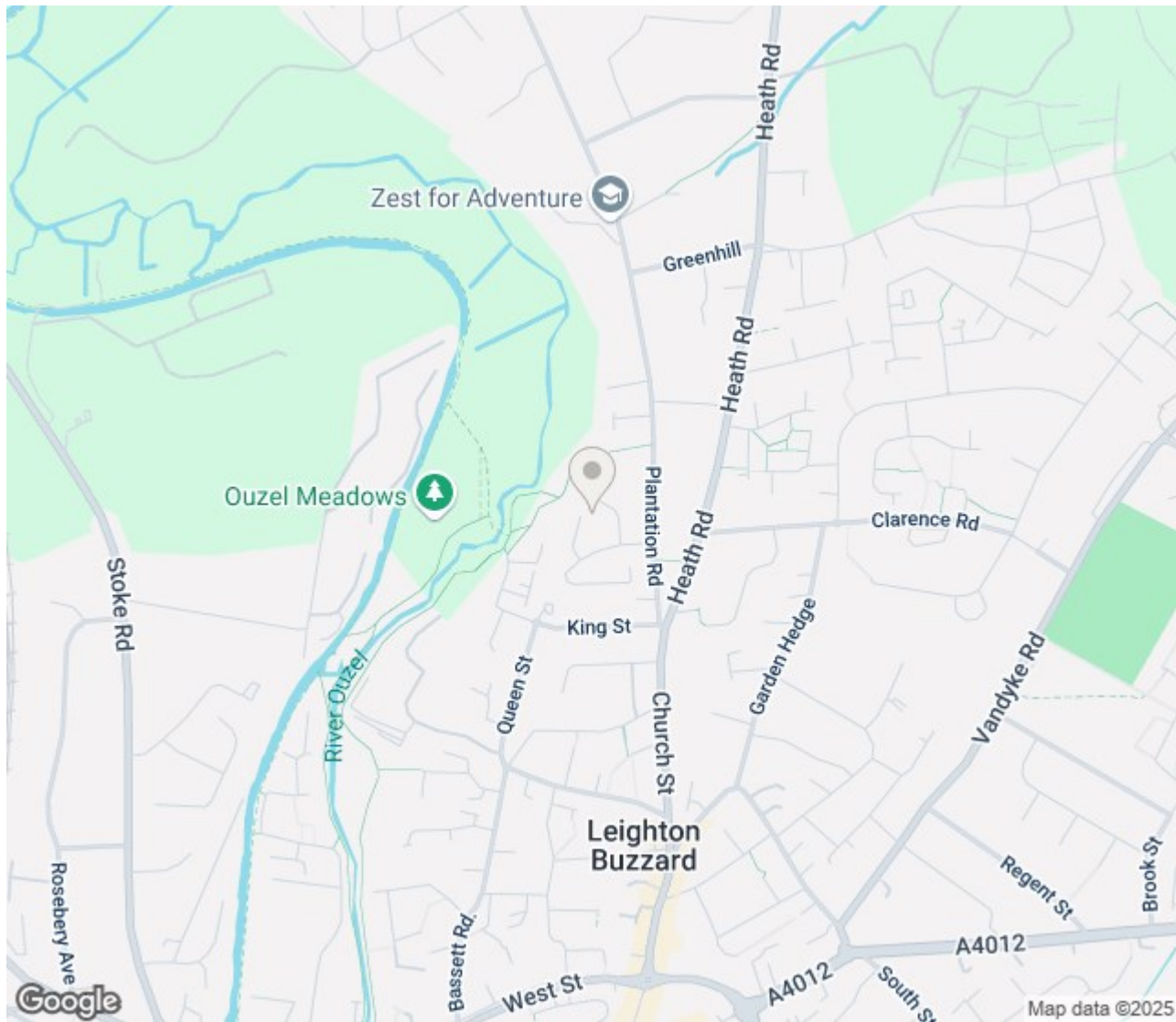
TOTAL FLOOR AREA : 1147 sq.ft. (106.5 sq.m.) approx.

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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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	