



**Briggington Way, Leighton Buzzard**  
LU7 3GQ

**£380,000**



# Briggington Way, Leighton Buzzard

A beautifully presented three bedroom semi-detached family home, located within this popular modern development and offered with no onward chain.

As you step through the front door you are greeted by an entrance hall with stairs rising to the first floor, plus a storage cupboard. From the entrance hall is the well appointed kitchen/dining/family room, with a range of integrated appliance and patio doors opening to the rear garden. The ground floor also benefits from a home office and cloakroom.

The first floor landing has the stairs rising to the second floor. From the first floor landing is the lounge. The main bedroom is also located on the first floor and benefits from an en-suite.

The second floor landing opens to two bedrooms both with storage cupboard. The three piece family bathroom finishes the second floor.

Externally this property benefits from driveway parking for three vehicles and a garage. The enclosed rear garden is mainly laid to lawn.

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.

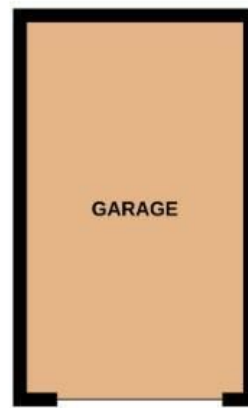
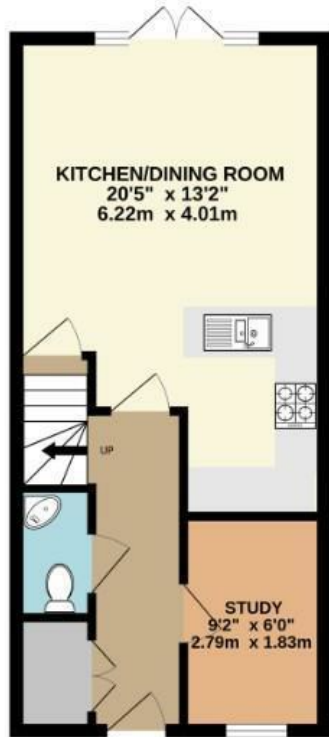
The High Street has a variety of shops and businesses, and the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

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

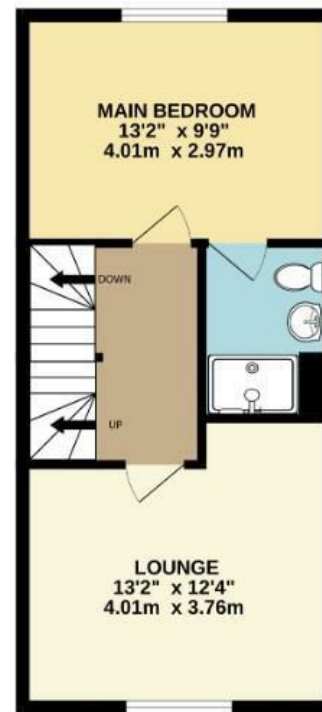




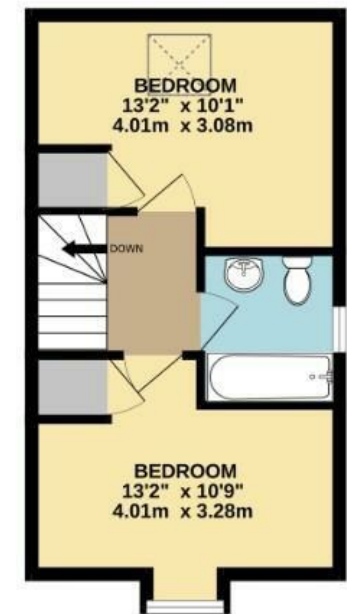
GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.3 sq.m.) approx.



2ND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.

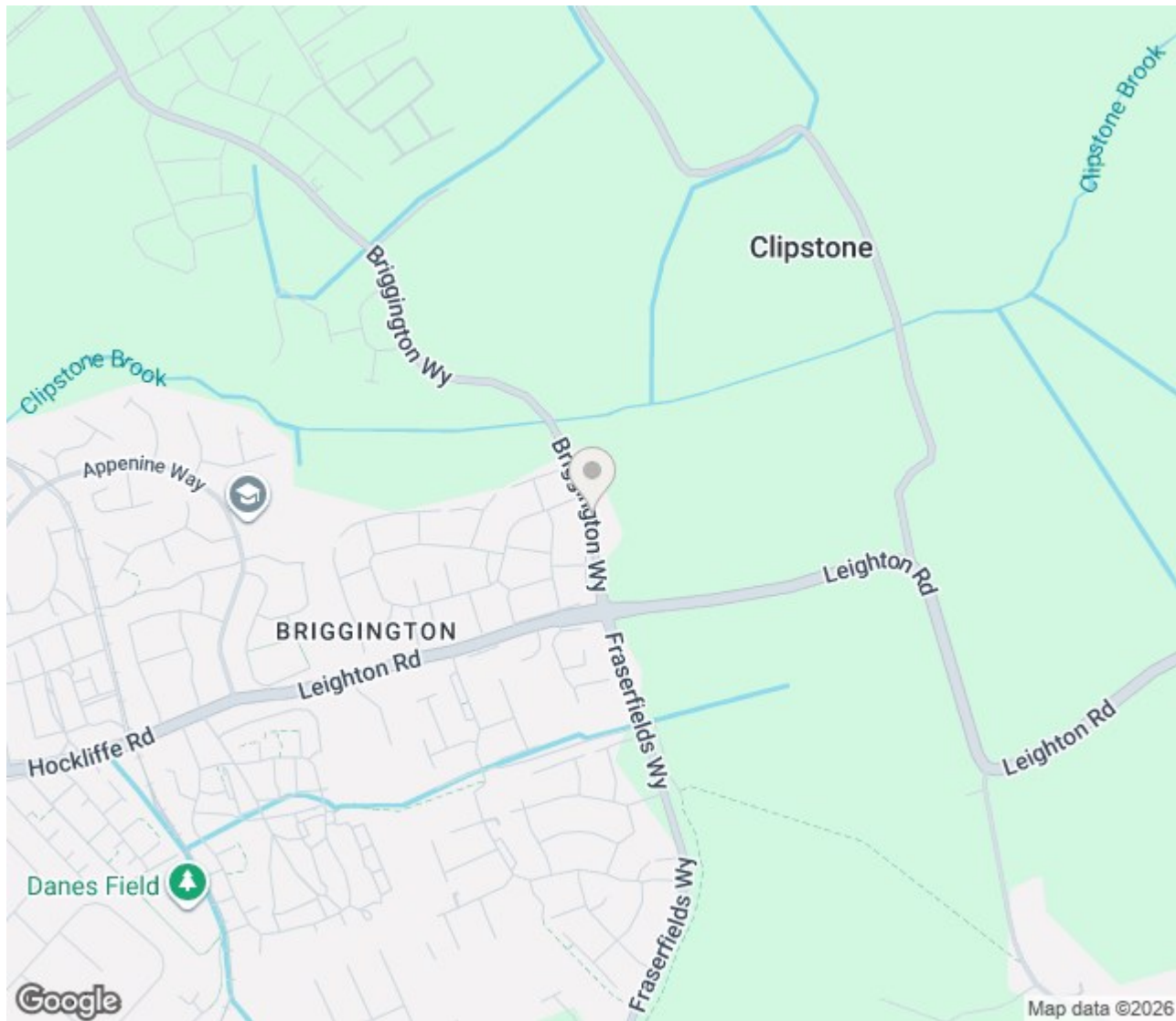


TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

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>                          |                                                                                                             | <b>95</b> |
| (81-91) <b>B</b>                            | <b>85</b>                                                                                                   |           |
| (69-80) <b>C</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  |           |