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19 Grebe Drive, Leighton Buzzard, LU7 4BG

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Offers In Excess Of £450,000

- FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- STUNNING OPEN-PLAN KITCHEN, DINING & LIVING AREA
- SPACIOUS MAIN SUITE WITH EN-SUITE SHOWER ROOM
- LANDSCAPED REAR GARDEN WITH PATIO SEATING AREA
- OFF-ROAD PARKING & GARAGE WITH REAR ACCESS
- HIGHLY SOUGHT-AFTER SANDHILLS LOCATION
- MODERN KITCHEN & INTEGRATED APPLIANCES
- THREE ADDITIONAL WELL-PROPORTIONED BEDROOMS
- VERSATILE WORKSHOP/OFFICE WITH POWER & GARAGE ACCESS
- INTERACTIVE VIRTUAL TOUR

Situated in the highly sought-after Sandhills by Astral Lake, this beautifully extended four-bedroom semi-detached home offers generous, versatile living space across three well-designed floors, ideal for modern family life.

From the moment you step inside, the quality and attention to detail are clear. The welcoming entrance hall leads through glazed double doors to a stunning open-plan kitchen/dining/living area, the true heart of the home. The contemporary kitchen is fitted with a range of sleek floor and wall-mounted units and a host of integrated appliances. The dining area flows effortlessly into a light-filled lounge space, enhanced by a skylight and patio sliding doors opening onto the rear garden, perfect for everyday living and entertaining. A convenient downstairs cloakroom completes the ground floor. The kitchen area also opens to the side of the garden where to lean-to is located, ideal for garden storage or a larder.

The first floor offers three generous bedrooms, two of which are comfortable doubles, along with a stylish three-piece family bathroom. A further staircase leads to the impressive top-floor master suite.

The spacious main bedroom occupies the second floor and benefits from a built-in wardrobe and a modern en-suite shower room, creating a private sanctuary away from the hustle and bustle of family life.

Outside, the landscaped rear garden is mainly laid to lawn, with a paved patio seating area ideal for summer evenings. Gated rear access leads to the driveway. A standout feature is the versatile workshop/office, fully powered and lit, offering endless potential as a home office, studio, or hobby space. This area also connects directly to the garage via double doors. Off-road parking is available on the driveway.

This is a truly exceptional family home, offering flexible accommodation, quality finishes, and a prime location. Viewing is highly recommended to fully appreciate all it has to offer.

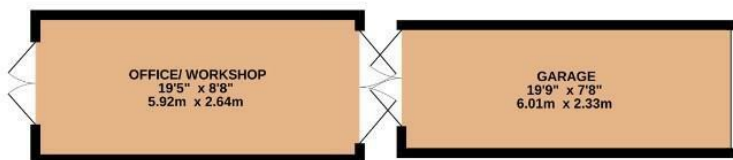
Location

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.

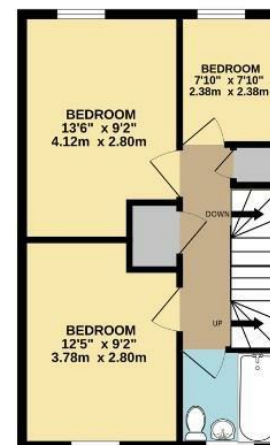
OUTBUILDINGS
319 sq.ft. (29.6 sq.m.) approx.



GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	









