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79 Knaves Hill, Leighton Buzzard, LU7 2SE

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## Offers In Excess Of £340,000

Situated in a pleasant position overlooking Linslade Woods, this well-presented three-bedroom end-of-terrace home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers or those looking to upsize.

The property is beautifully maintained throughout and is arranged to provide comfortable modern living. The welcoming entrance hall leads to a bright and spacious lounge positioned at the front of the property, enjoying an attractive outlook towards the woodland.

To the rear, the kitchen/dining room provides an excellent space for both everyday family life and entertaining. The kitchen is fitted with a comprehensive range of floor and wall-mounted units, offers useful under-stairs storage, space for freestanding appliances, and ample room for a dining table. Patio doors open directly onto the enclosed rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The first floor comprises two generous double bedrooms and a well-proportioned single bedroom, currently utilised as a home office, providing flexibility to suit a variety of lifestyles. The accommodation is completed by a modern family bathroom.

Outside, the enclosed rear garden offers a private space to relax and entertain, with gated rear access leading to the garage and allocated parking. To the front, the garden is mainly laid to lawn with a pathway leading from the street to the front entrance, while the property's position overlooking Linslade Woods provides an attractive and peaceful setting.

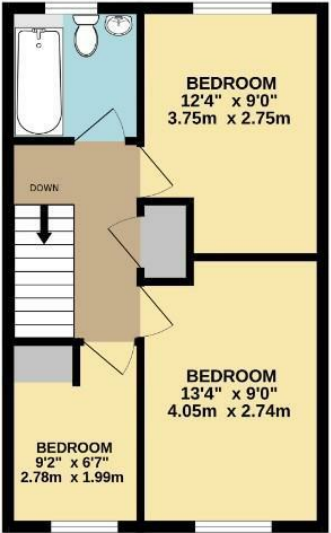
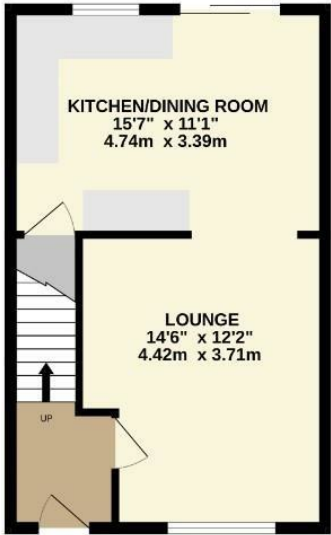
Conveniently located close to local amenities, schools, transport links and beautiful woodland walks, this delightful home combines practical family living with a sought-after location.

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GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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