



Theedway, Leighton Buzzard
LU7 9RP



Offers In Excess Of

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Theedway, Leighton Buzzard

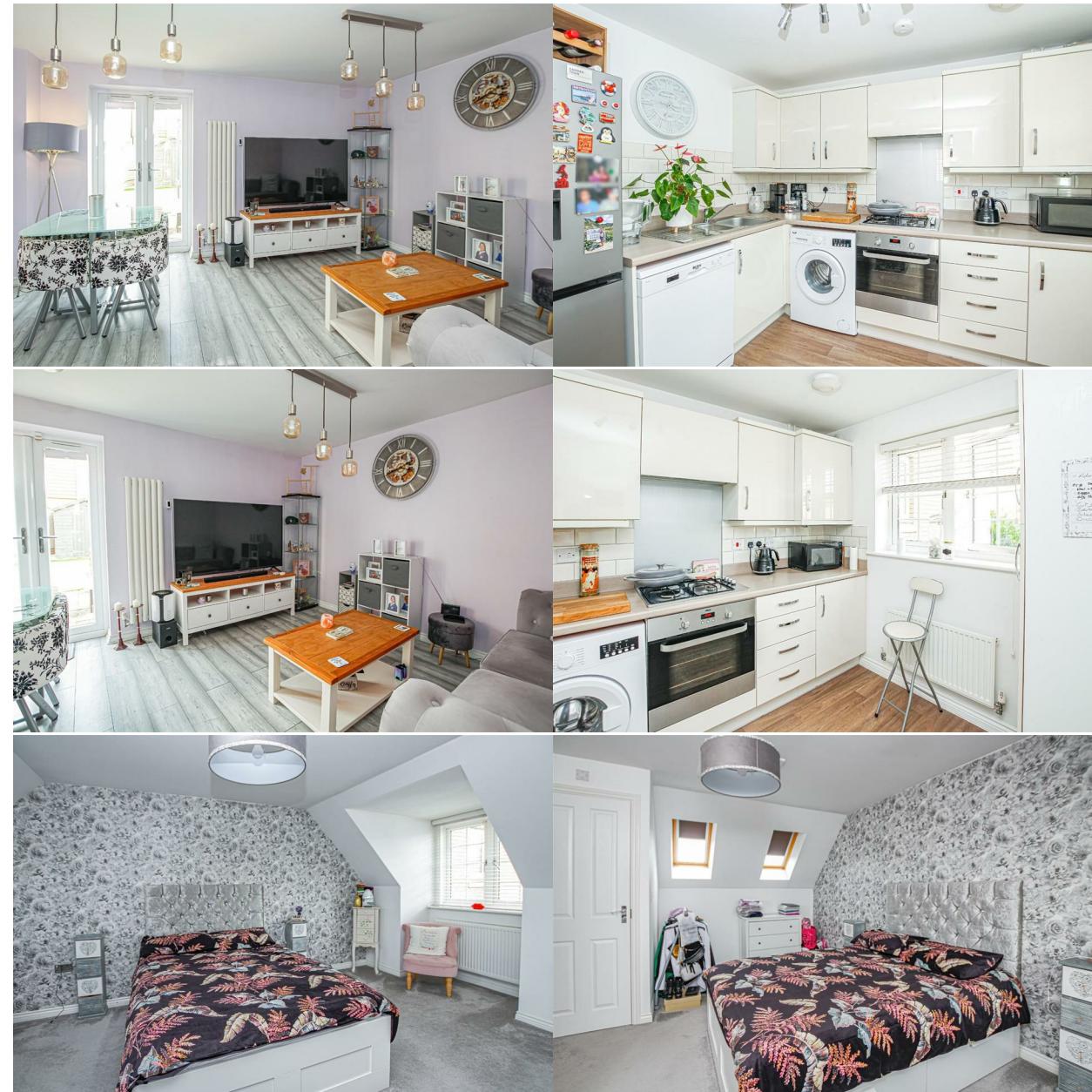
DESCRIPTION

Hunters are pleased to market this well presented three bedroom family home, located on this popular modern development area of Leighton Buzzard.

This stunning property offers a lounge/diner that opens up to the rear garden, well appointed kitchen, cloakroom, three bedrooms with an en-suite to the main bedroom and a family bathroom.

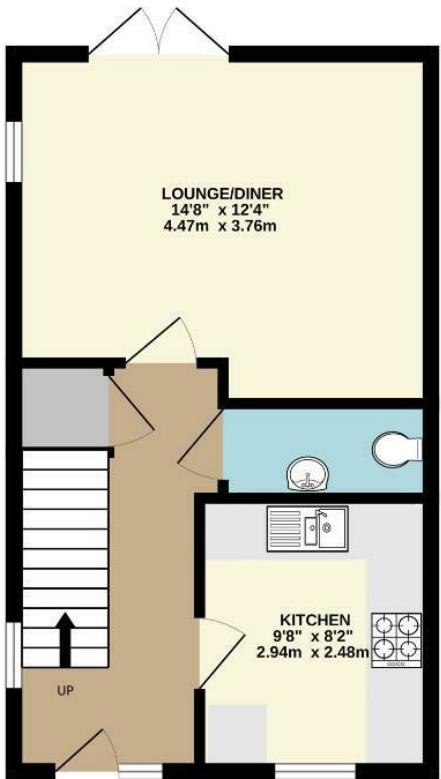
Externally this property offers three allocated parking bays and a landscaped rear garden with patio seating area, ideal for entertaining.

Benefiting from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

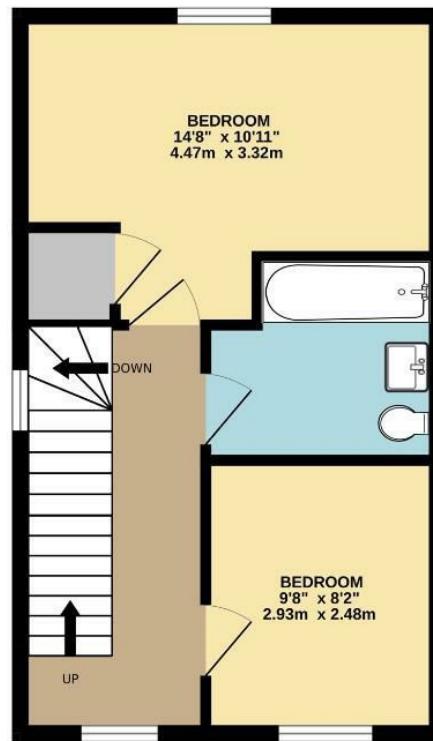




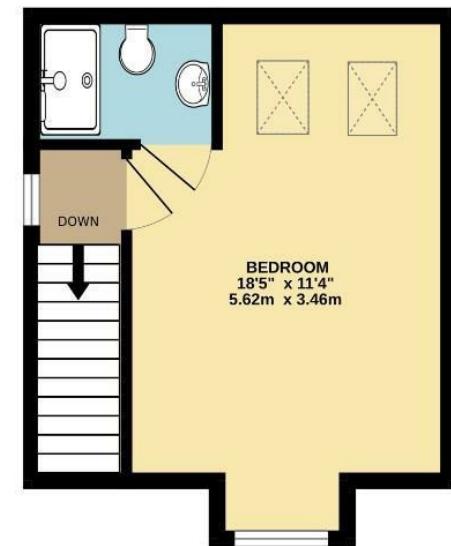
GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.

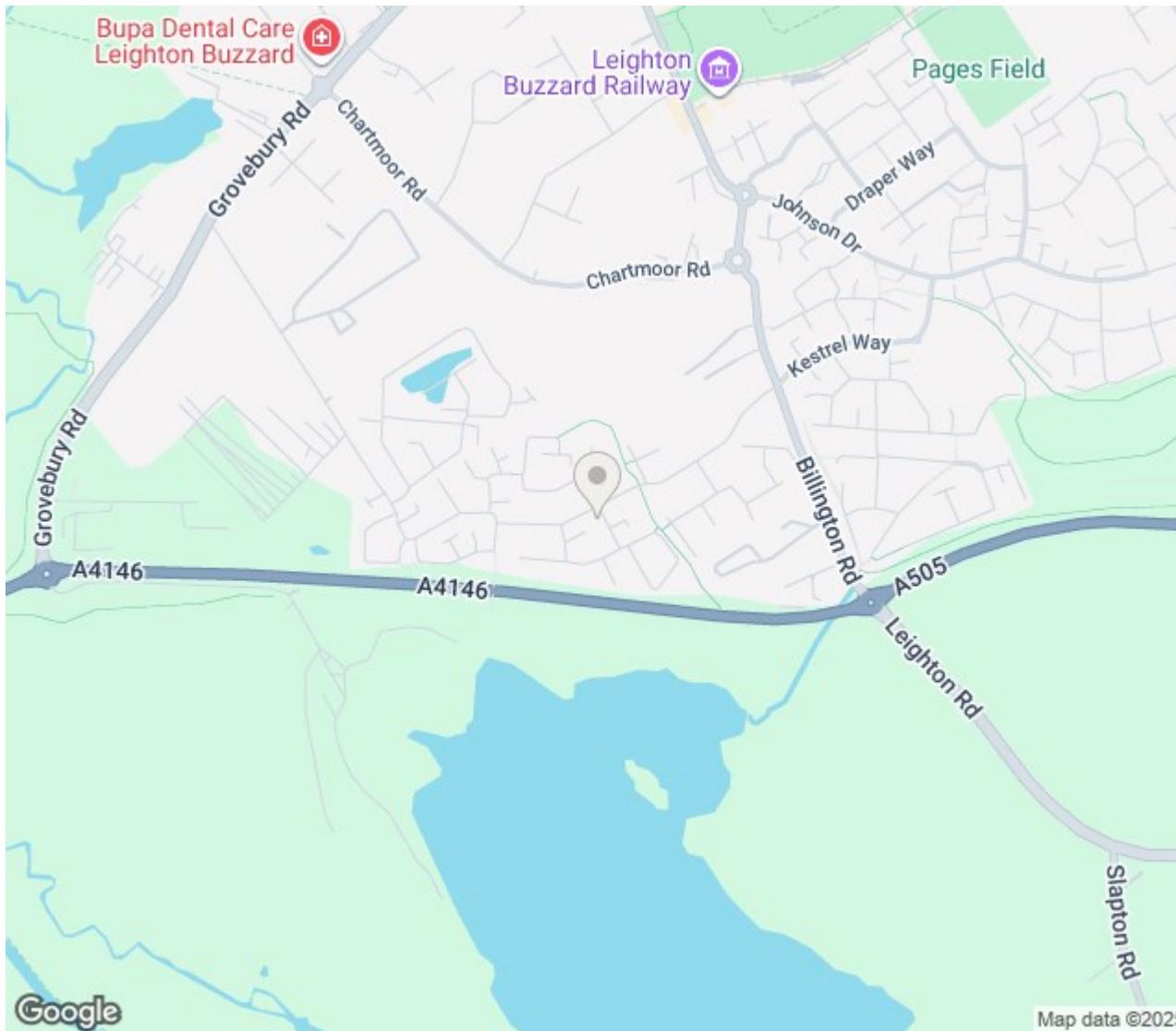


TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) approx.

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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(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	

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.