



HUNTERS[®]

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8 Highcroft, Leighton Buzzard, LU7 4RG

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Offers In Excess Of £350,000

- THREE BEDROOM END OF TERRACE HOME IN A PRIME LOCATION
- FRENCH DOORS OPENING ONTO THE REAR GARDEN
- CONSERVATORY CURRENTLY USED AS A DINING ROOM
- FAMILY BATHROOM
- IDEAL FOR FAMILIES, FIRST-TIME BUYERS OR INVESTORS
- DUAL-ASPECT LOUNGE WITH FEATURE FIREPLACE
- KITCHEN WITH FLOOR AND WALL MOUNTED UNITS
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS REAR GARDEN WITH COVERED AND UNCOVERED PATIO AREAS
- INTERACTIVE VIRTUAL TOUR

Situated in a prime residential location within Leighton Buzzard, this well-presented three bedroom end-of-terrace home offers a fantastic combination of space, natural light, and versatility—ideal for modern family living.

The property is introduced via a welcoming entrance hall, with stairs rising to the first floor. The lounge is a particularly appealing dual-aspect space, filled with natural light and enhanced by a feature fireplace, creating a warm and inviting atmosphere. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

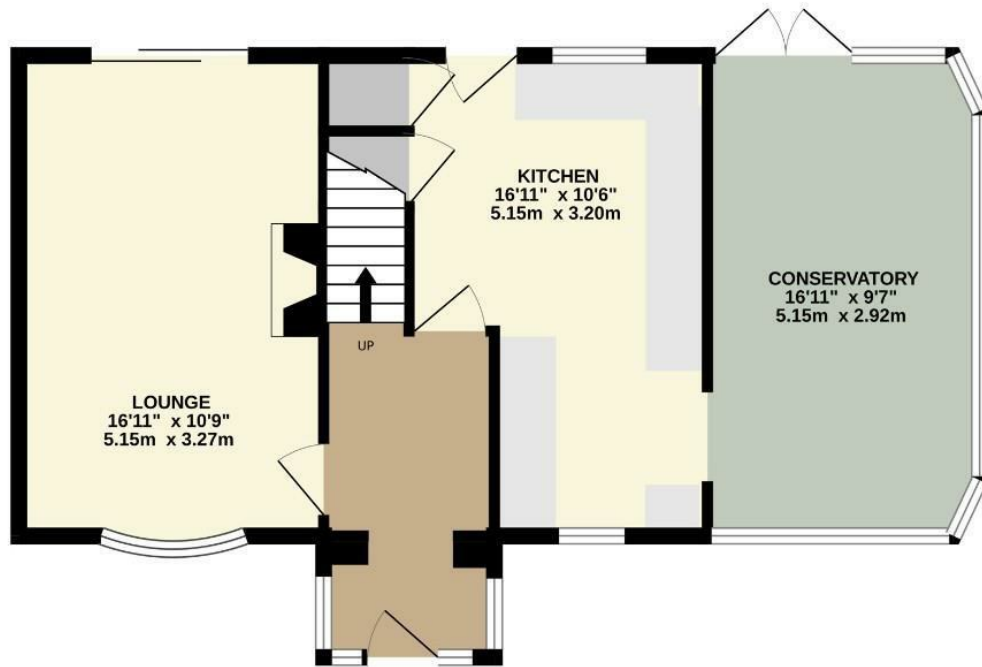
The kitchen is fitted with a range of floor and wall mounted units, complemented by worktops and access to the rear garden. Flowing from the kitchen is a conservatory, currently utilised as a dining area, providing a flexible and light-filled space suitable for a variety of uses, whether for entertaining, family dining, or a secondary reception area.

Upstairs, the first floor offers three well-proportioned bedrooms, all benefiting from natural light, along with a family bathroom completing the accommodation.

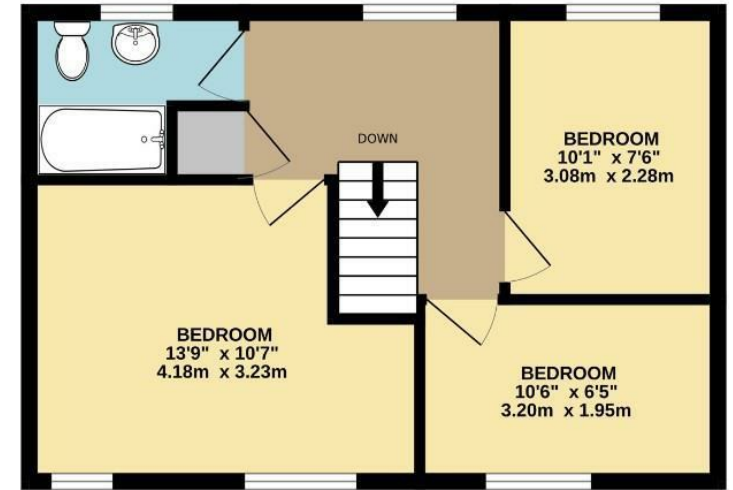
Externally, the property enjoys a generous rear garden, a notable advantage of its end-of-terrace position. Predominantly laid to lawn, the garden also features both covered and uncovered patio seating areas, creating ideal spaces for outdoor dining and relaxation throughout the year.

A superb opportunity to acquire a home in a highly convenient and sought-after location—early viewing is highly recommended.

GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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	









Two-story brick house with a brown tiled roof and a conservatory extension.

Three white-framed windows on the upper floor of the brick house.

Conservatory extension with a white frame and glass roof, featuring a dining table, chairs, a hanging chair, and a sofa.

Outdoor furniture including a wicker chair and a table in the garden.

Pink cherry blossoms in the foreground, partially obscuring the view of the house.

A stone path leading through the green lawn in the garden.

A small black lantern hanging in the garden.