



**Brooklands Drive, Leighton Buzzard**  
LU7 3PE

**Offers In Excess Of**  
**£315,000**



# Brooklands Drive, Leighton Buzzard

## DESCRIPTION

Located on the sought-after Brooklands Drive in Leighton Buzzard, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create their ideal family residence. Offering generous scope to extend and modernise (subject to the usual planning permissions), the property is perfect for those keen to add value and personalise their living space.

The accommodation currently comprises a welcoming entrance hall, a spacious living room, a kitchen/dining room, and a downstairs bathroom. Upstairs, there are three well-proportioned bedrooms.

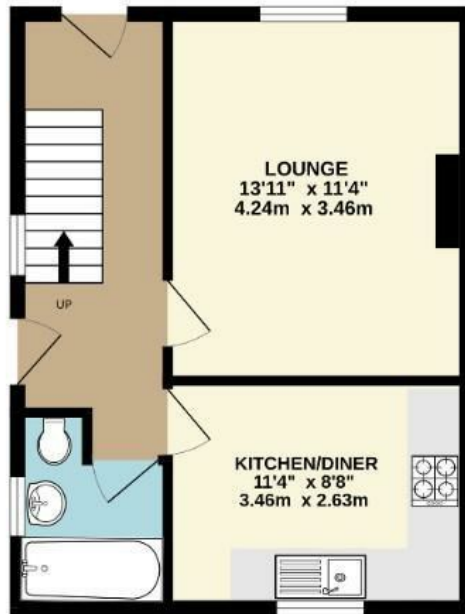
Externally, the property benefits from a good-sized rear garden, ideal for outdoor entertaining or future expansion, along with a garage and driveway parking to the front.

Offered to the market with no onward chain, this home ensures a smooth and straight forward purchase process. Conveniently situated close to local amenities, schools, and transport links, it combines a desirable location with exciting potential.

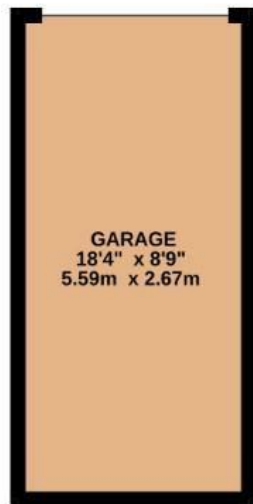
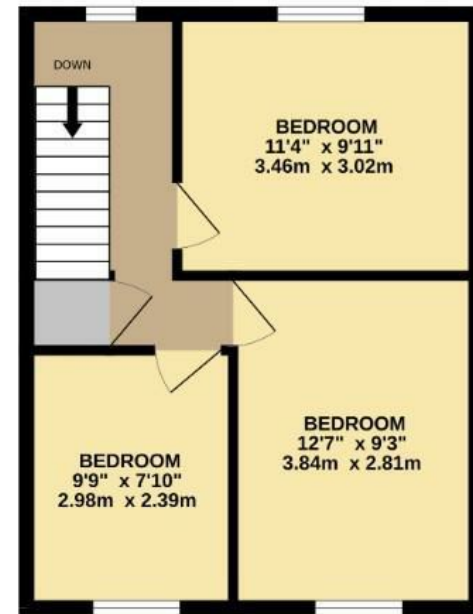




GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.

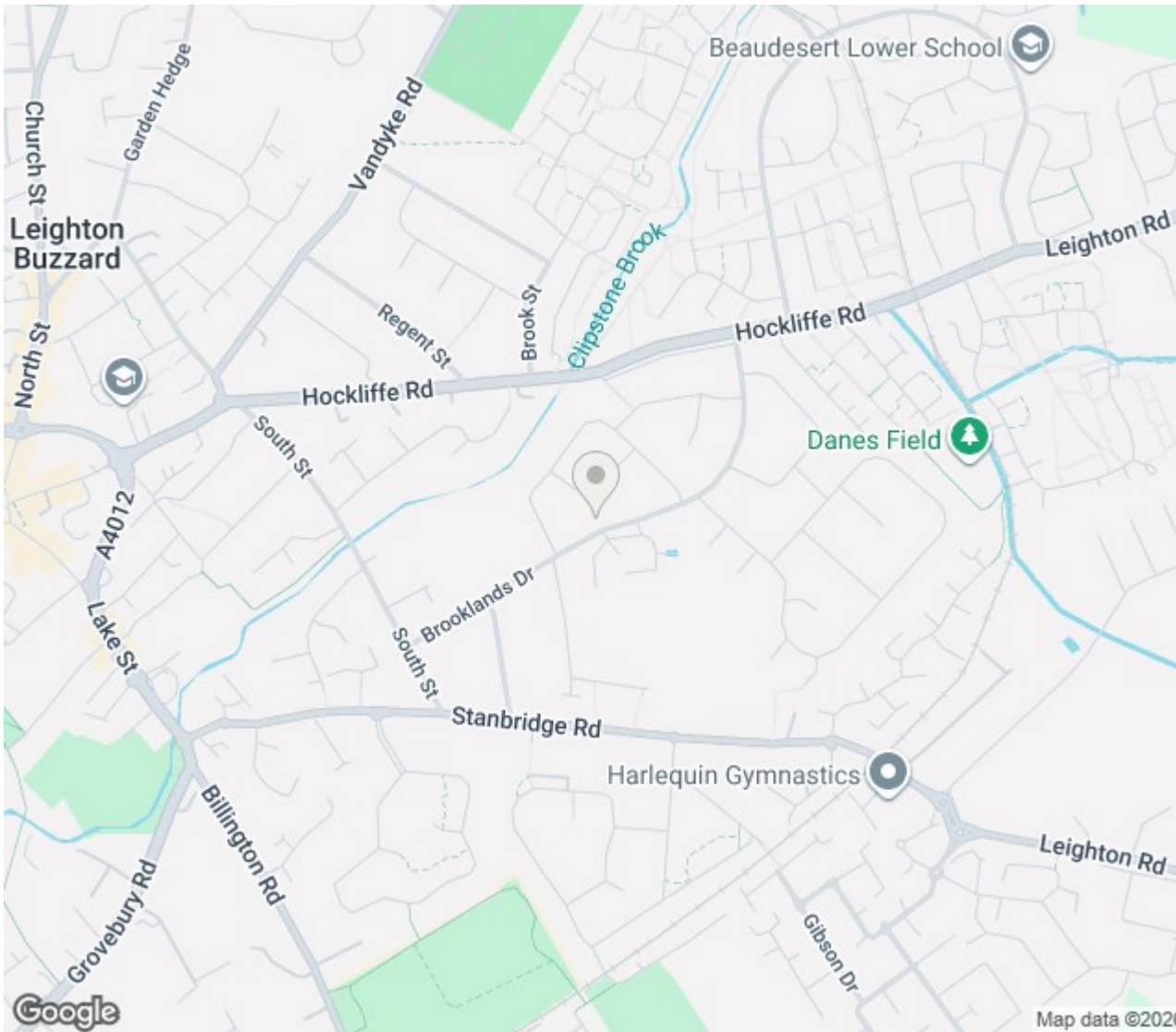


1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

