



**Poplar Close, Leighton Buzzard**  
LU7 3BS

**Guide Price £375,000**



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# Poplar Close, Leighton Buzzard

## DESCRIPTION

Nestled in the desirable area of Poplar Close, Leighton Buzzard, this charming two-bedroom semi-detached bungalow is offered with no onward chain.

The property boasts an entrance hall, bright and airy lounge, kitchen, conservatory, two bedroom and a shower room.

One of the standout features of this property is the private and enclosed rear garden, perfect for enjoying outdoor activities or simply unwinding in a tranquil setting. Additionally, the bungalow benefits from driveway parking for multiple vehicles, along with a garage.

Situated in a sought-after location, this bungalow is close to local amenities, parks, and transport links, ensuring that everything you need is within easy reach. Whether you are looking to downsize or purchase your first home, this delightful property offers a perfect blend of comfort, practicality, and charm.

Located within easy reach of Leighton Buzzard Town Centre, the property enjoys excellent transport connections. The mainline railway station is just a short distance away, providing direct links to London Euston in under 35 minutes, while local shops, supermarkets, and amenities are all within walking distance.







GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.

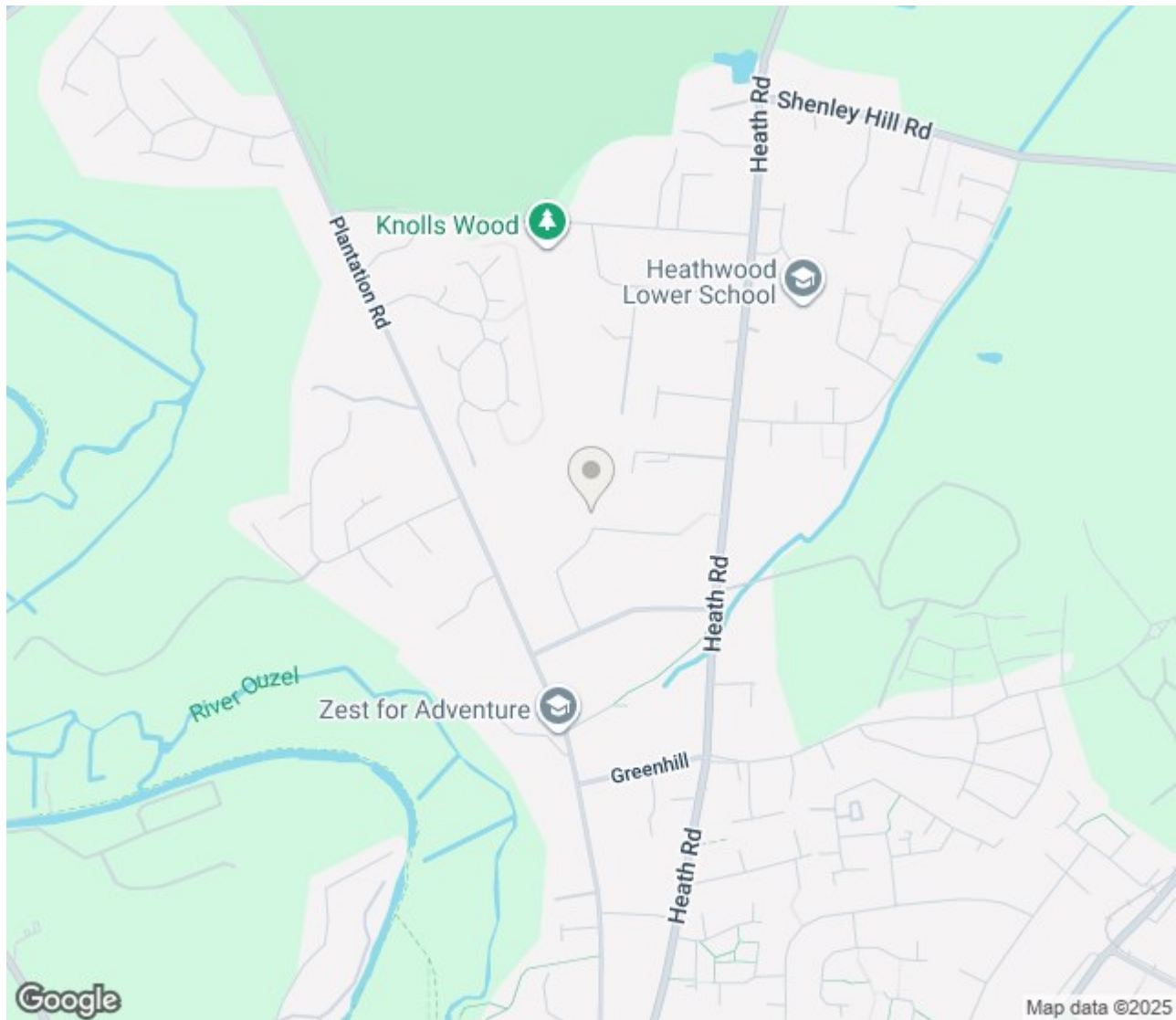


TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.

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) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 69                                                                                                          | 76        |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <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.

