



**Knaves Hill, Leighton Buzzard**  
LU7 2SB

**£340,000**





# Knaves Hill, Leighton Buzzard

## DESCRIPTION

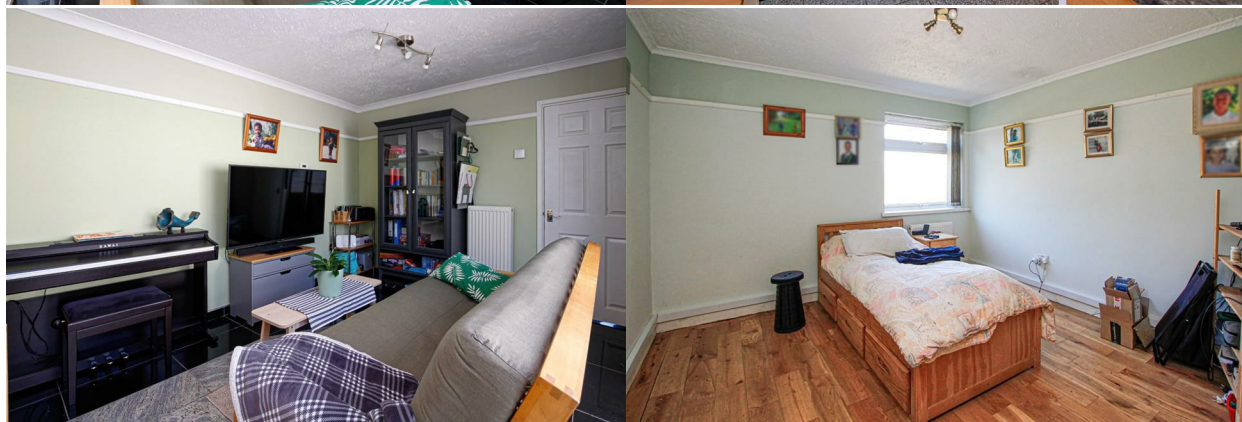
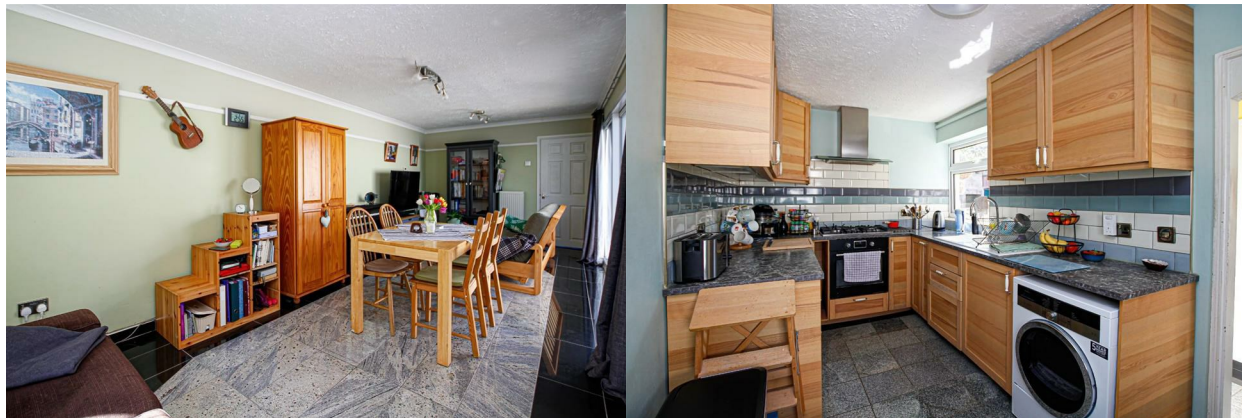
A well-presented three-bedroom semi-detached bungalow, ideally positioned within easy reach of the station, local woodland, everyday amenities, and the town centre, offering both convenience and a peaceful setting.

The accommodation begins with an inviting entrance hall leading to a well-appointed kitchen/breakfast room, designed for practical day-to-day living. The bright and spacious lounge/diner forms the heart of the home, featuring sliding patio doors that open directly onto a private courtyard, creating a seamless flow between indoor and outdoor living—perfect for relaxing or entertaining.

There are three comfortable bedrooms, providing flexible space for family life, guests, or a home office, all served by a modern four-piece family bathroom.

Outside, the property sits on a generous plot, offering excellent outdoor space. A substantial driveway provides parking for multiple vehicles and leads to a garage, adding further convenience and storage options.

This is a versatile and well-located bungalow that combines space, practicality, and accessibility in a highly convenient setting.

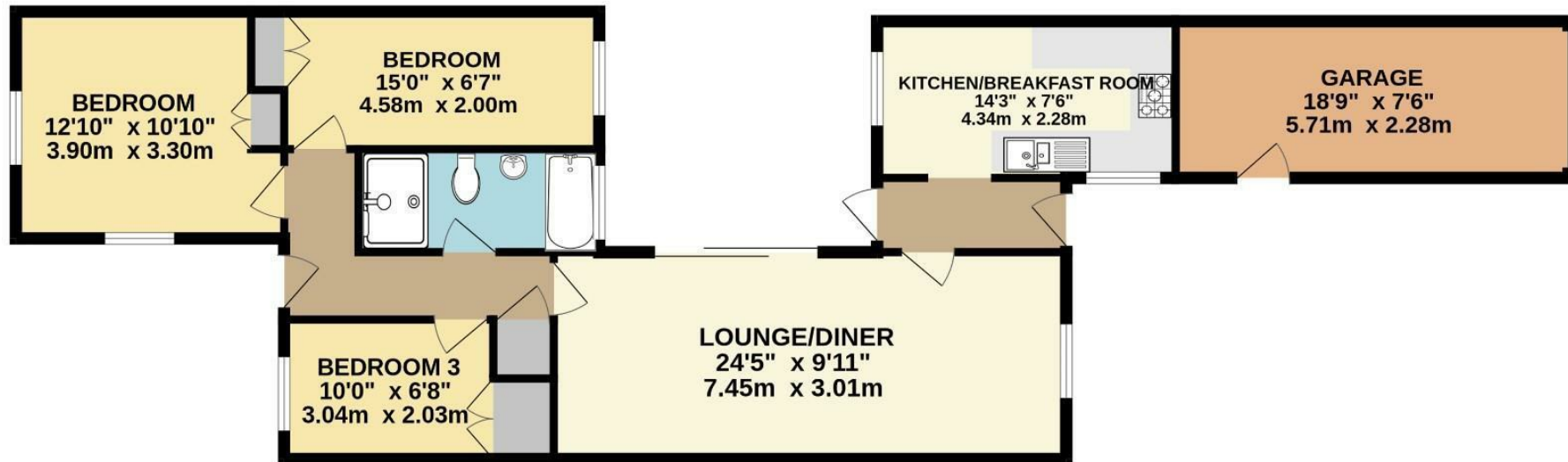








GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

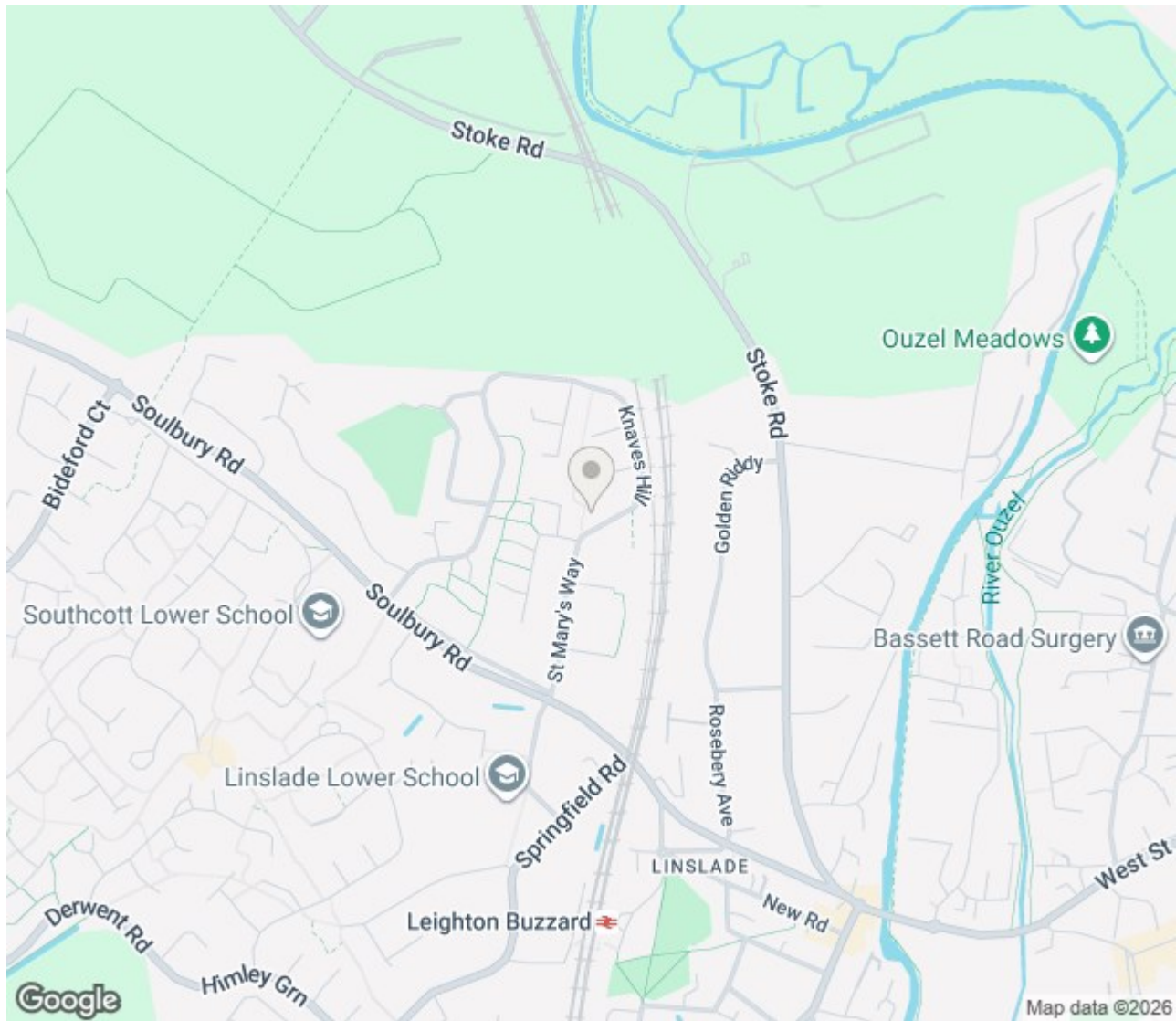
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>                            |                            | <b>80</b> |
| (55-68) <b>D</b>                            | <b>57</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<br>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.

