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Fairfield Hillside Road, Leighton Buzzard, LU7 3BU



# Fairfield Hillside Road, Leighton Buzzard, LU7 3BU

## Offers In Excess Of £750,000

- PRESTIGIOUS LOCATION IN LEIGHTON BUZZARD
- FOUR GENEROUS DOUBLE BEDROOMS
- QUARTZ WORKTOPS, CENTRAL ISLAND & INTEGRATED APPLIANCES
- TWO BATHROOMS PLUS DOWNSTAIRS CLOAKROOM
- LARGE DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- EXTENDED 1930'S SEMI-DETACHED FAMILY HOME
- STUNNING OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- BI-FOLDING & FRENCH DOORS OPENING TO THE GARDEN
- APPROXIMATELY 300FT REAR GARDEN
- INTERACTIVE VIRTUAL TOUR

Stunning Extended 1930's Four-Bedroom Family Home in Leighton Buzzard.

This exceptional semi-detached home offers the perfect blend of period charm and modern living, set in one of Leighton Buzzards most prestigious locations.

On entering, a welcoming hallway leads to a bay-fronted lounge, a cosy retreat for quiet evenings. To the rear lies the true heart of the home: an impressive open-plan kitchen, dining and family room. Designed for modern lifestyles, this light-filled space features sleek wall and base units with Quartz worktops, a matching island, and a full range of integrated appliances. Bi-folding and French doors create seamless access to the garden, extending the living area outdoors. A separate utility and cloakroom complete the ground floor.

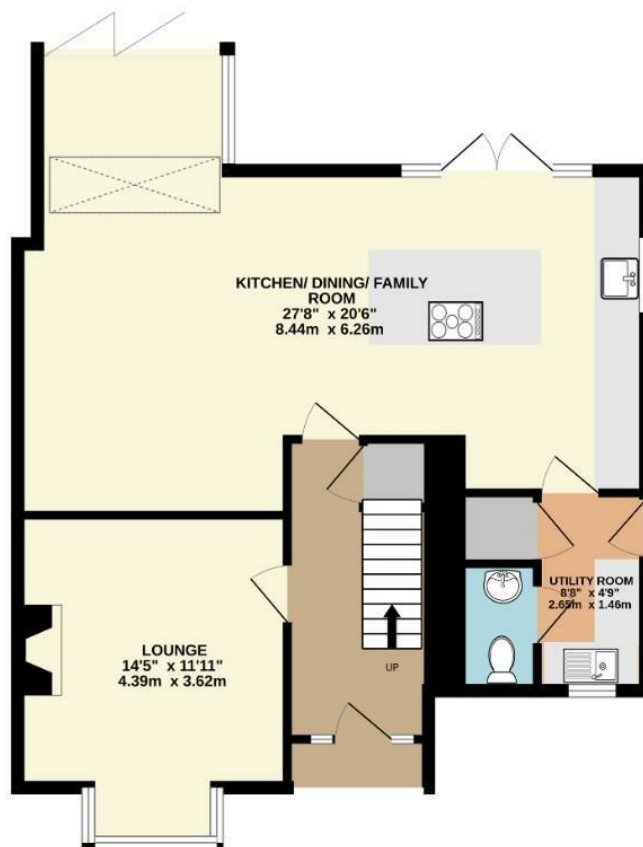
The first floor landing splits to reveal four spacious double bedrooms, complemented by a family bathroom and an additional shower room—ideal for busy households.

Externally, the property continues to impress. The rear garden extends to around 300ft, mainly laid to lawn with a decked seating area perfect for entertaining. Towards the back, a vegetable patch, garden shed, and wooded section create a versatile outdoor retreat. To the front, a large driveway offers parking for multiple vehicles with the addition of a EV car charger.

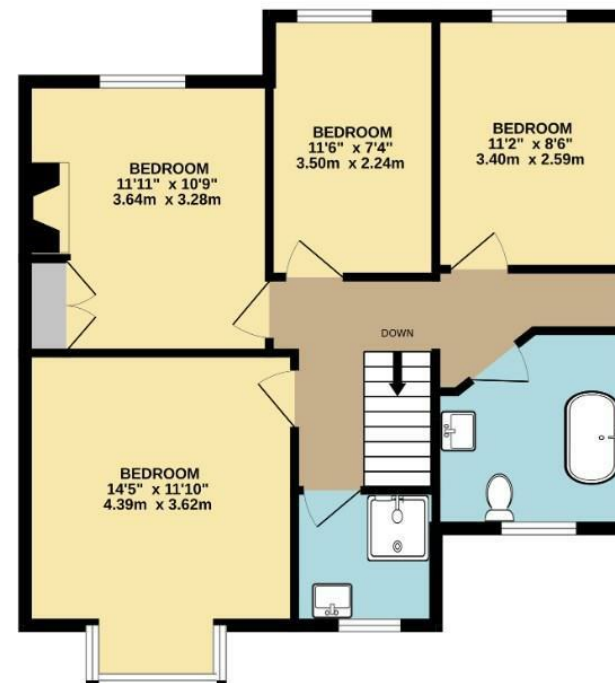
Beautifully maintained by the current owners, this home captures the elegance of its 1930's heritage while embracing contemporary design. Offering style, space, and practicality, it is an outstanding family home in a highly desirable setting.

Viewing is highly recommended to appreciate all that this Fairfield residence has to offer.

GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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 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>		
(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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



