



**Lomond Drive, Leighton Buzzard**

LU7 2XH

**Guide Price £335,000**



# Lomond Drive, Leighton Buzzard

## DESCRIPTION

A well-presented three-bedroom terraced home, ideally situated in the popular area of Linslade, within easy reach of the mainline train station and excellent local schooling.

The accommodation comprises an entrance hall, a spacious lounge, an open-plan kitchen/diner, three well-proportioned bedrooms and a family bathroom.

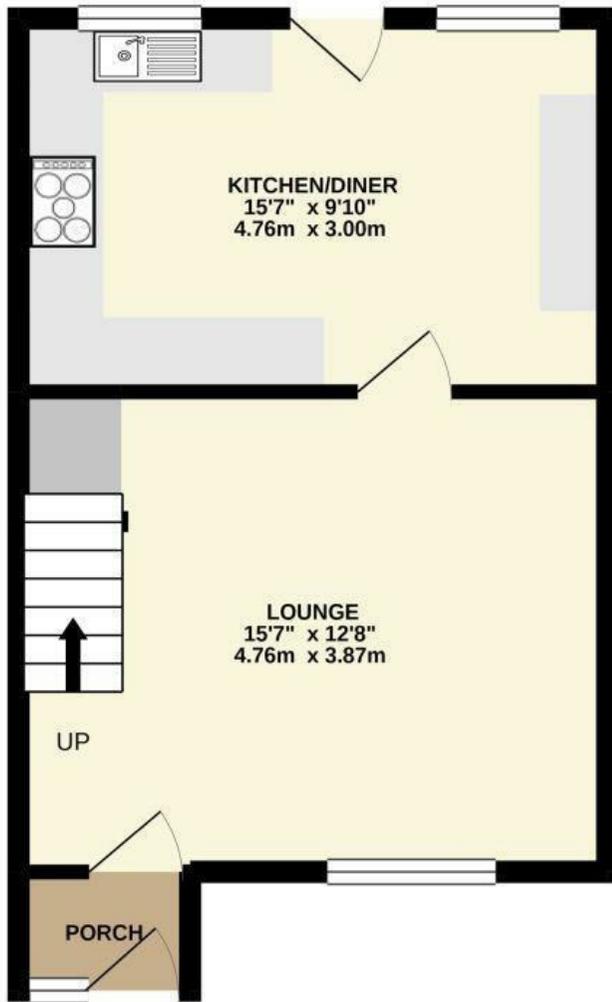
Externally, the property features a fully enclosed rear garden with gated rear access, along with a garage located in a nearby block. Offered to the market with no upper chain, this property presents an excellent opportunity for families and commuters alike.

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.

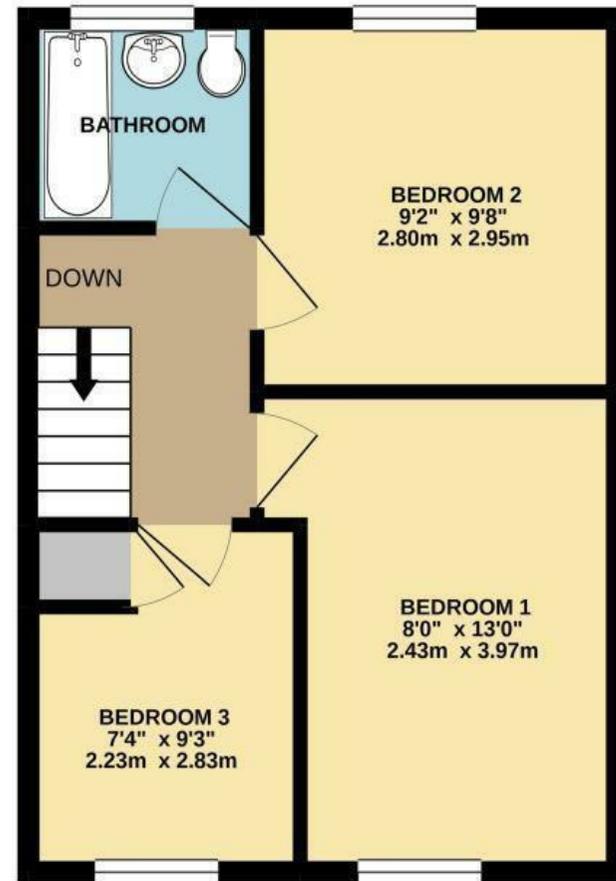




**GROUND FLOOR**  
368 sq.ft. (34.2 sq.m.) approx.



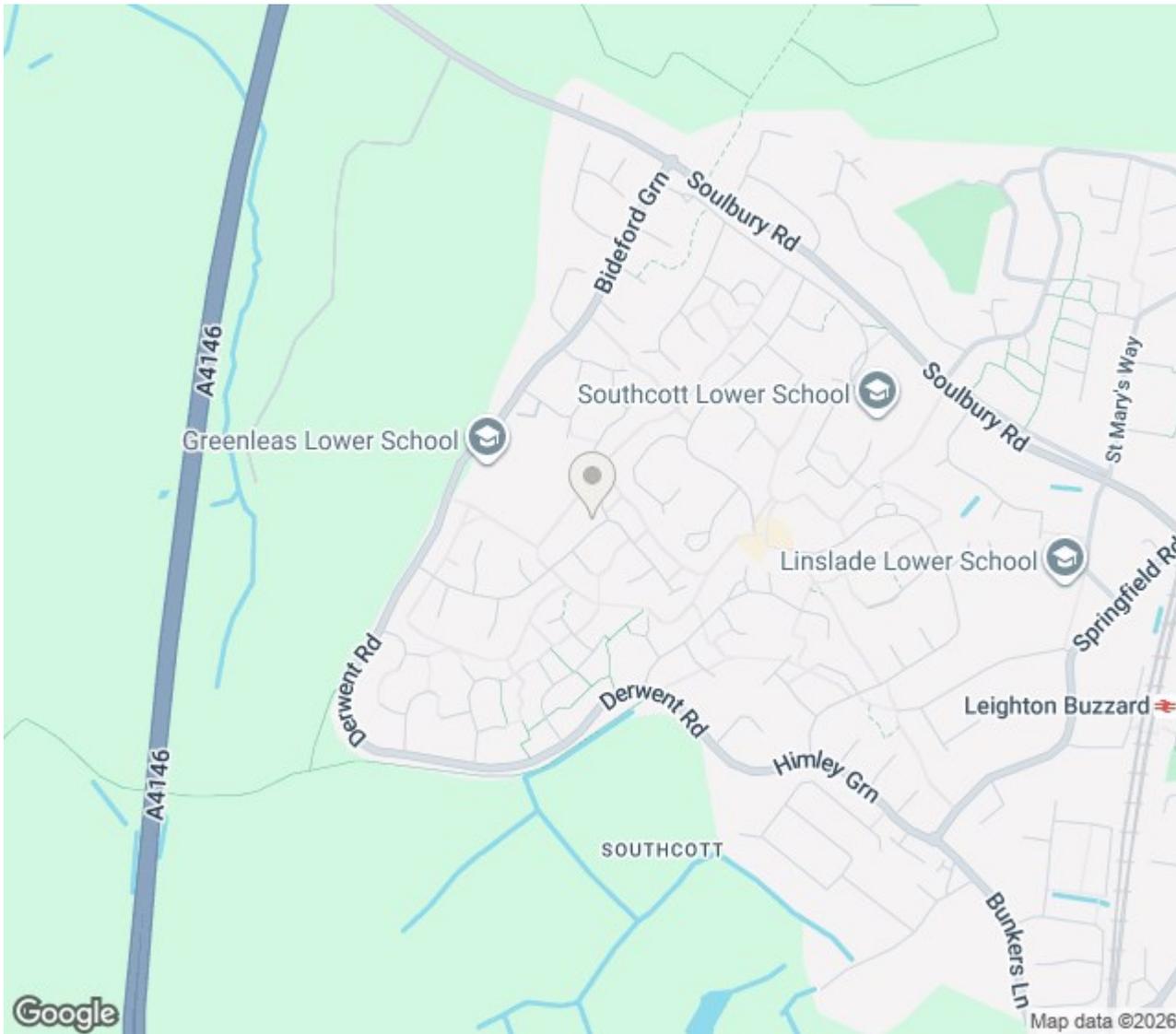
**1ST FLOOR**  
354 sq.ft. (32.9 sq.m.) approx.



**TOTAL FLOOR AREA : 722 sq.ft. (67.1 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>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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.

