



HUNTERS[®]
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11 Plover Road, Leighton Buzzard, LU7 4AW

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Offers In Excess Of £375,000

- THREE BEDROOM FAMILY HOME
- DRIVEWAY PARKING
- KITCHEN/DINING ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- EN-SUITE TO MAIN BEDROOM
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- INTERACTIVE VIRTUAL TOUR

This beautifully presented three-bedroom family home is ideally situated in a sought-after area of Leighton Buzzard, just a short distance from the Town Centre.

Upon entering, you're welcomed into a bright entrance hall featuring elegant oak wood flooring and stairs leading to the first floor. The spacious lounge, also with oak flooring and patio doors, flows seamlessly into the converted garage, currently used as a versatile office or playroom. The kitchen/dining room is well-equipped with a range of wall and base units, complemented by integrated appliances, and offers a practical and stylish space for family meals. A convenient cloakroom completes the ground floor.

Upstairs, the oak flooring continues throughout the landing, which includes a useful storage cupboard. There are three well-proportioned bedrooms, including a main bedroom with its own en-suite shower room. A modern three-piece family bathroom serves the remaining bedrooms.

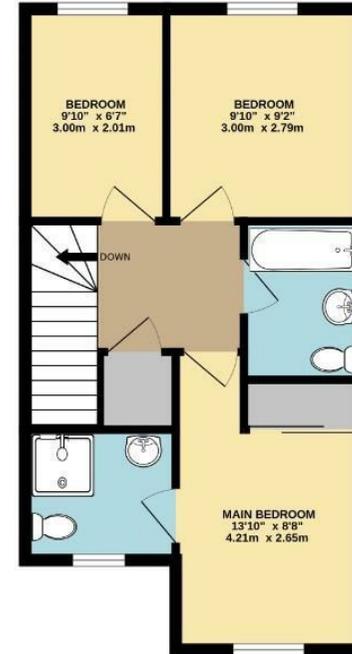
Externally, the property offers ample driveway parking for multiple vehicles and a private rear garden, mainly laid to lawn with a patio seating area, perfect for outdoor entertaining.

The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.9 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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