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77 Himley Green, Leighton Buzzard, LU7 2QA

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Guide Price £500,000

- TRULY STUNNING FOUR-BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- SEPARATE LOUNGE PROVIDING ADDITIONAL LIVING SPACE
- UTILITY ROOM AND GROUND-FLOOR CLOAKROOM
- EXCELLENT ACCESS TO LEIGHTON BUZZARD STATION, SCHOOLS AND LOCAL AMENITIES
- HIGHLY SOUGHT-AFTER HIMLEY GREEN, LINSLADE LOCATION
- IMPRESSIVE OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM
- FOUR WELL-PROPORTIONED BEDROOMS
- INTEGRAL GARAGE AND DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

Set within the highly regarded Himley Green area of Linslade, this truly stunning four-bedroom family home has been beautifully presented throughout, combining stylish contemporary interiors with an exceptional open-plan living space, separate lounge, utility room, garage and generous bedroom accommodation.

From the moment you step inside, the quality and attention to detail are immediately apparent. A welcoming entrance hallway provides access to the ground-floor accommodation, with stairs rising to the first floor.

To the front of the property is an elegant separate lounge, providing a comfortable and inviting space to relax away from the main family living area.

The real centrepiece of the home is the impressive open-plan kitchen, dining and family room, creating a superb social space perfectly suited to modern family life and entertaining. The contemporary kitchen is fitted with an extensive range of stylish floor and wall-mounted cabinetry, complemented by generous work surfaces and a central island, while the adjoining dining and family areas provide plenty of space for both everyday living and larger gatherings. Wide doors opening onto the rear garden create a seamless connection between the house and outside space, while allowing an abundance of natural light to fill the room.

A separate utility room provides additional storage and laundry facilities, with external access adding further practicality. A ground-floor cloakroom completes the main accommodation on this level, while internal access to the garage further enhances the convenience of the home.

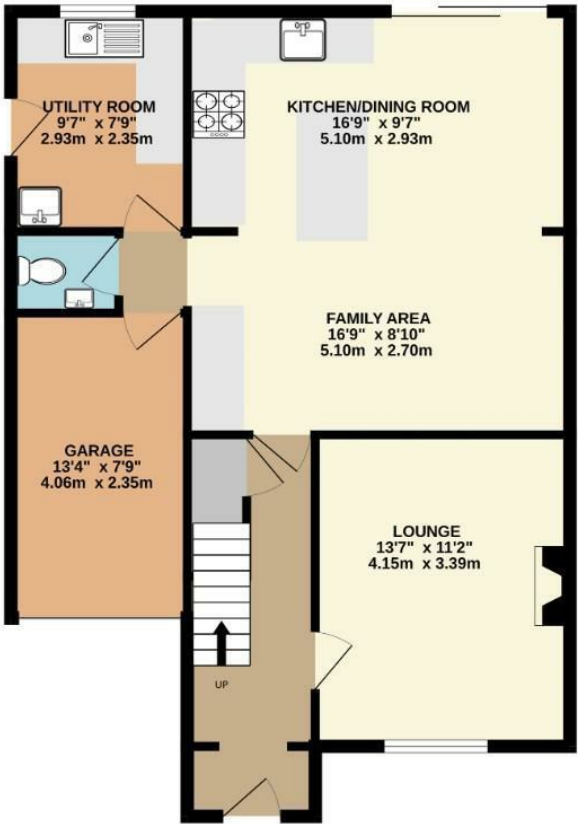
The first-floor landing leads to four well-proportioned bedrooms, offering excellent flexibility for a growing family, visiting guests or those requiring dedicated home-working space. The main bedrooms are generous doubles, complemented by two further bedrooms, while the bathroom and en-suite facilities are finished in keeping with the contemporary feel found throughout the property.

Outside, the rear garden provides an attractive extension of the living accommodation and is ideally suited to family life, outdoor dining and entertaining. The property also benefits from an integral garage and driveway parking, providing valuable off-road parking and additional storage.

Himley Green is an extremely popular residential setting within Linslade, renowned for its attractive surroundings and convenient access to local amenities, schools and transport connections. Leighton Buzzard railway station is within easy reach, providing direct services into London Euston and making the area particularly appealing to commuters.

Combining exceptional presentation, four bedrooms, a spectacular open-plan kitchen/dining/family room, separate lounge, utility room, garage and a highly desirable Linslade setting, this is a genuinely impressive family home that must be viewed to be fully appreciated.

GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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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