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29 Barton Grove, Leighton Buzzard, LU7 4EF

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## Offers In Excess Of £400,000

- PRIME LEIGHTON BUZZARD LOCATION
- OPEN-PLAN KITCHEN/LIVING/DINING AREA
- DOWNSTAIRS CLOAKROOM
- CONVERTED GARAGE/OFFICE SPACE
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- THREE WELL-PROPORTIONED BEDROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- FOUR-PIECE FAMILY BATHROOM
- GENEROUS REAR GARDEN WITH PATIO
- INTERACTIVE VIRTUAL TOUR

This exceptional three-bedroom family home is beautifully presented and ideally situated on a cul-de-sac in one of Leighton Buzzard's most sought-after locations. Just a short distance from local amenities, schools, and public transport links, it offers both convenience and comfort in equal measure.

Upon entering, you're welcomed by a bright and airy entrance hall with stairs leading to the first floor. The heart of the home is the stunning open-plan kitchen/living area, a perfect space for modern family living and entertaining. The stylish kitchen features sleek wall and base units, integrated appliances, and a breakfast bar, while the spacious lounge/diner is flooded with natural light and benefits from French doors that open out to the rear garden. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the generous landing leads to three well-proportioned bedrooms. Two are spacious doubles with built-in wardrobes, and the third is a good-sized single, perfect for a child's room or study. A contemporary four-piece family bathroom adds a touch of luxury to the first floor.

The rear garden is a fantastic outdoor space, mainly laid to lawn, with a patio seating area ideal for al fresco dining or relaxing. The garage has been partially converted into a fully functional office, offering flexibility for home working or additional recreational space, while still retaining useful storage.

To the front, a driveway provides off-road parking for multiple vehicles and access to the garage's storage section.

In short, this home is a must-see, spacious, stylish, and move-in ready, in a prime location that ticks every box for modern family life.

### Location

Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

The High Street has a variety of shops and businesses, whilst the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

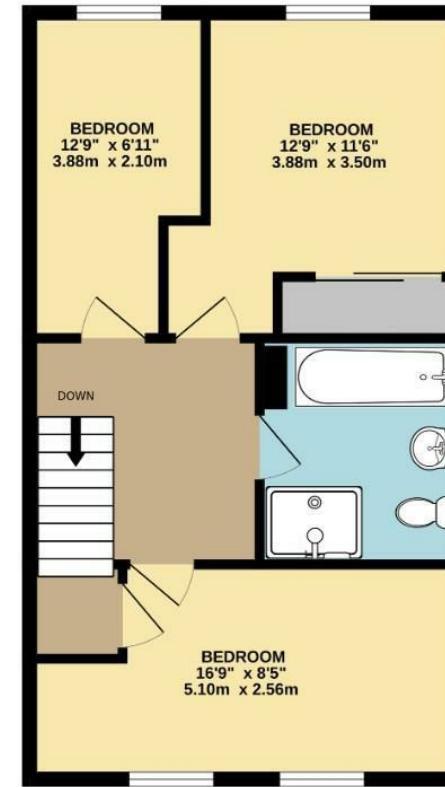
Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London, particularly for its direct line to Euston.



GROUND FLOOR  
772 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.1 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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