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46 Chelsea Green, Leighton Buzzard, LU7 2PU

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Offers In Excess Of £400,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LINSLADE LOCATION
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT
- POTENTIAL TO EXTEND (STNPP)
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- SHORT DISTANCE FROM LEIGHTON BUZZARD MAINLINE STATION
- UTILITY AREA

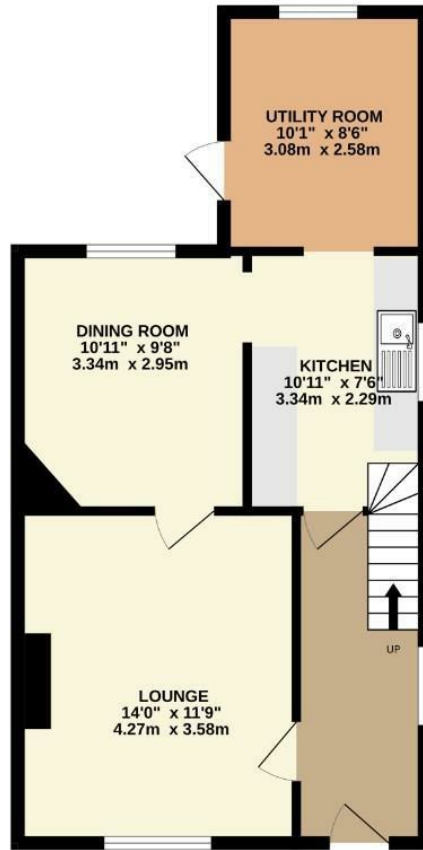
This well-proportioned three-bedroom semi-detached home offers generous living space throughout, making it an ideal choice for families or those seeking room to grow. The property features two welcoming reception rooms, providing flexible spaces for both relaxation and dining, while the kitchen offers a practical layout with good storage and worktop space.

Upstairs, the home benefits from three bedrooms, two of which are comfortable doubles, along with a well-sized third bedroom ideal for a child's room or home office. Outside, the property enjoys both front and rear gardens, offering excellent potential for outdoor living, gardening, or future landscaping to suit your style.

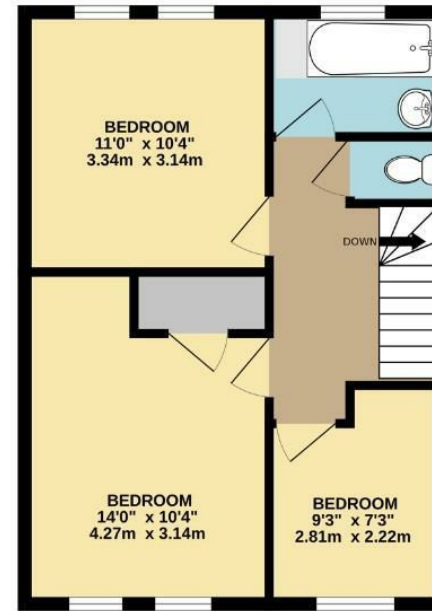
Well-positioned within a popular residential area, this home presents a great opportunity to personalise and create a home tailored to your needs, with amenities, schools, and transport links all conveniently nearby.

Leighton Buzzard is a vibrant market town offering a blend of traditional charm and modern conveniences. Known for its excellent transport links, including a fast mainline service to London, the town also benefits from well-regarded schools, a bustling high street, and a welcoming community feel. Surrounded by beautiful countryside, parks, and canal walks, Leighton Buzzard provides the perfect balance of convenience and outdoor living, making it a highly desirable place to call home.

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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