



**Plover Road, Leighton Buzzard**  
LU7 4AW

**Offers In Excess Of  
£350,000**





# Plover Road, Leighton Buzzard

## DESCRIPTION

Hunters are pleased to offer this three bedroom semi-detached family home, located in the popular Sandhills, Leighton Buzzard.

The property comprises; entrance hall, cloakroom, kitchen/dining room and generous sized lounge. Upstairs there are three bedrooms, en-suite to the main bedroom and family bathroom.

Externally the property offers a low maintenance rear garden, garage and driveway parking for three vehicles.

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.



# ROOMS

Entrance Hall  
Entrance via composite part glazed door. Coir matting.  
Karndean flooring. Radiator. Stairs rising to first floor.

Cloakroom  
White two piece suite comprising; Wash hand basin.  
W.C. Tiled flooring. Radiator. Double glazed opaque  
window to front aspect.

Kitchen/Diner  
A range of wall and base units with worktop over.  
Stainless steel sink with drainer. Tiled splash back.  
Integrated oven with four ring gas hob and extractor  
above. Space for freestanding fridge/freezer,  
dishwasher and washing machine. Karndean flooring.  
Radiator. Double glazed window to front aspect.

Lounge  
Karndean flooring. Two radiators. Double glazed  
window to front aspect. Patio doors to garden.

Landing  
Fitted carpet. Radiator. Storage cupboard. Access to  
loft.

Bedroom One  
Fitted carpet. Radiator. Double glazed window to front  
aspect.

En-suite  
White three piece suite comprising; Shower. Wash  
hand basin. W.C. Chrome heated towel rail. Vinyl  
flooring. Part tiled walls. Double glazed opaque  
window to front aspect.

Bedroom Two  
Fitted carpet. Radiator. Double glazed window to rear  
aspect.

Bedroom Three  
Fitted carpet. Radiator. Double glazed window to rear  
aspect.

Family Bathroom  
White three piece suite comprising; Panelled bath.  
Wash hand basin. W.C. Radiator. Vinyl flooring. Part  
tiled walls. Double glazed opaque window to side  
aspect.

Frontage  
Pathway leading to front door. Mature shrubs.  
Driveway parking for three vehicles.

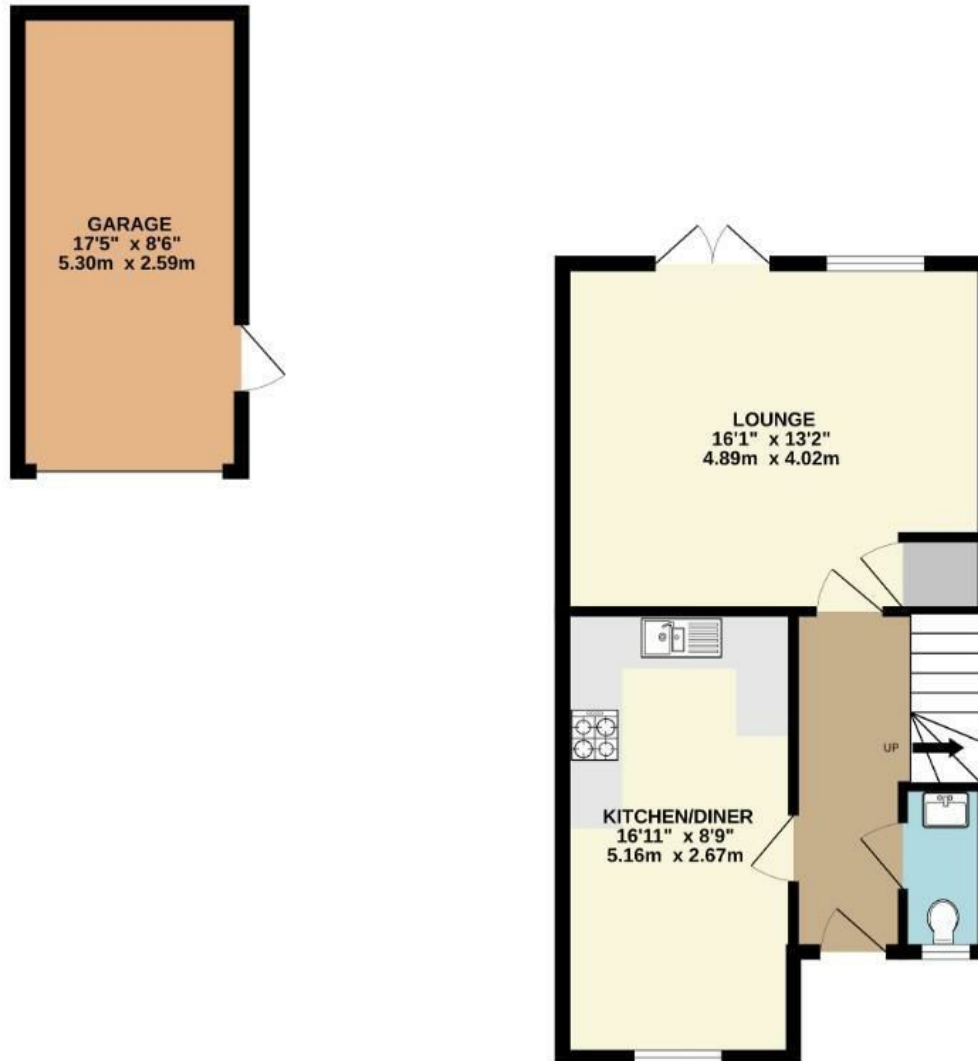
Garden  
Paved patio area with remainder gravelled. Fully  
enclosed, surrounded by mature shrubs and bushes.  
Gated side access. Outside tap. External  
weatherproof socket.

Garage  
Up and over door. Power and lighting. Personal door.





GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



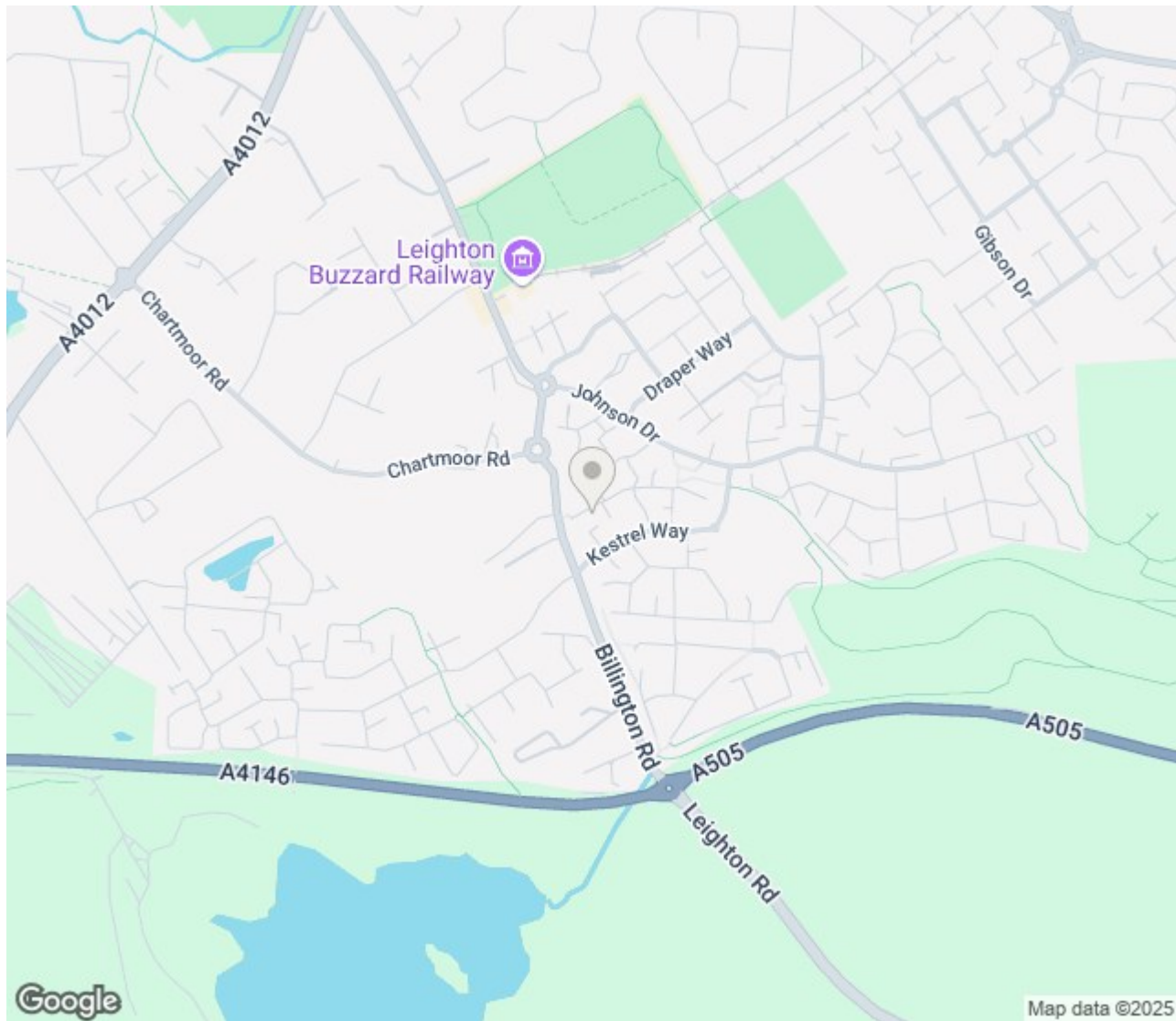
TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

