



**Turnham Drive, Leighton Buzzard**  
LU7 4RS

**Guide Price £300,000**

**HUNTERS®**  
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# Turnham Drive, Leighton Buzzard

## DESCRIPTION

A well-presented two bedroom home. The property briefly comprises of an entrance hall, kitchen, lounge/diner with patio doors leading to the garden. Upstairs there are two double bedrooms and a family bathroom. Outside is an enclosed rear garden and parking for two vehicles.

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.

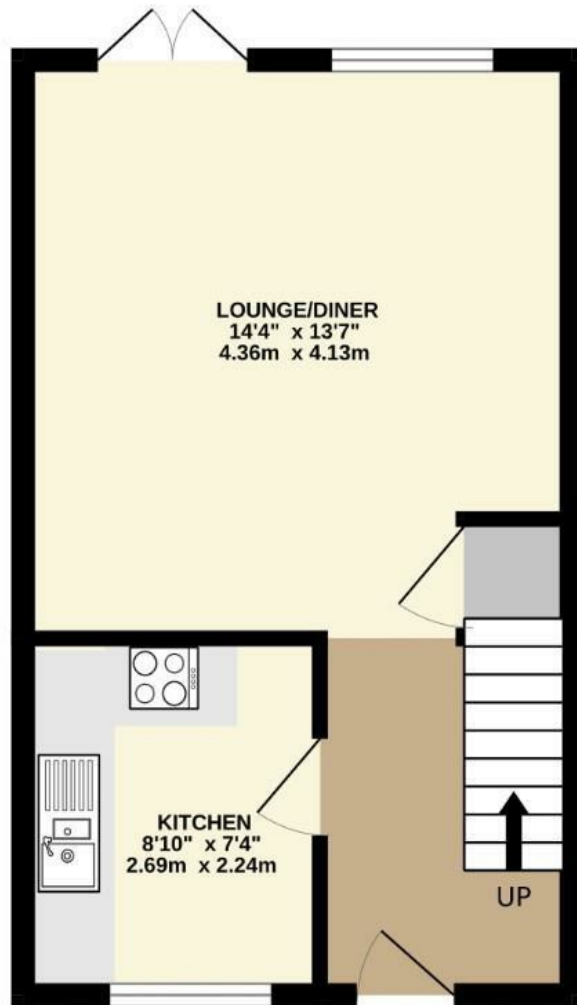
Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London, particularly for its direct line to Euston.



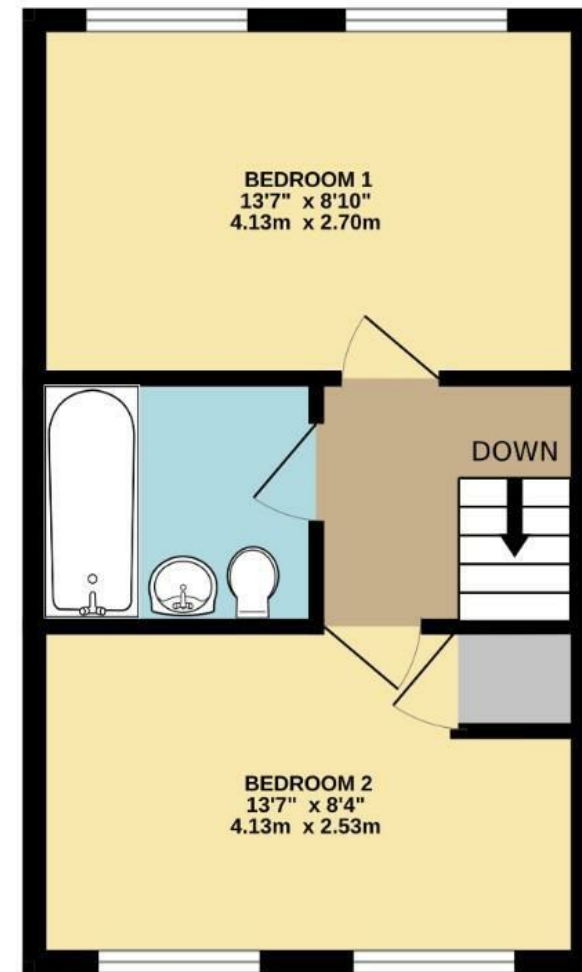




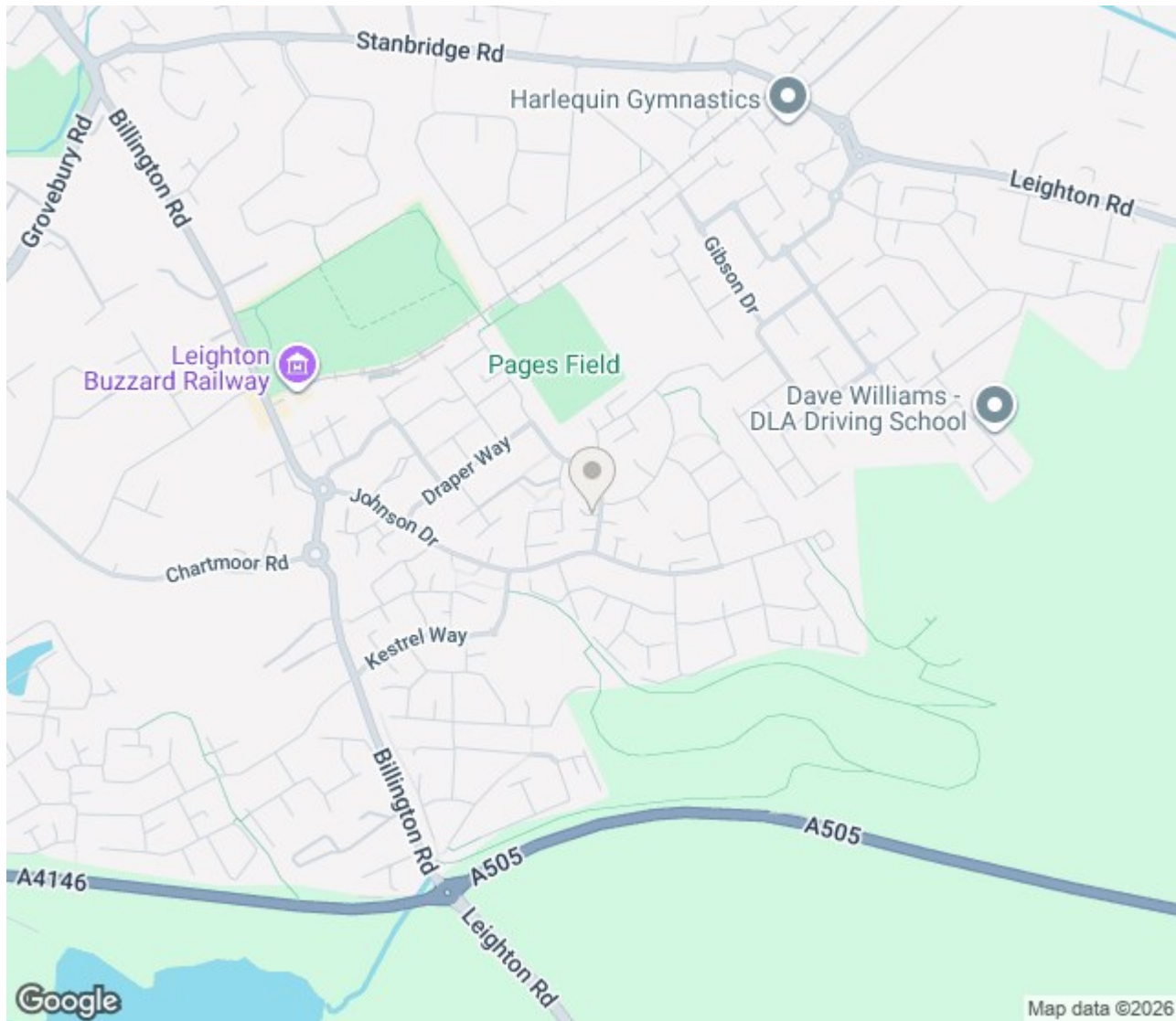
GROUND FLOOR




1ST FLOOR







# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</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.

