



**Rothschild Road, Leighton Buzzard**  
LU7 2SY

**Offers In Excess Of**  
£200,000





# Rothschild Road, Leighton Buzzard

## DESCRIPTION

Nestled on the charming Rothschild Road in Leighton Buzzard, this delightful extended semi-detached family home offers a perfect blend of comfort and modern living. With two spacious reception rooms, including a lounge with feature multifuel log burner, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen and dining room create an inviting atmosphere for family meals and gatherings. The ground floor also benefits from a cloakroom and utility room.

Upstairs there are three generously sized double bedrooms, including a magnificent main bedroom that features an en-suite bathroom and a private balcony, perfect for enjoying morning coffee or evening sunsets. Additionally, there is a further family bathroom to complete the first floor.

Outside, the property is complemented by a generous south facing garden, providing a wonderful space for outdoor activities, gardening, or simply unwinding in the fresh air. To the front of the property is driveway parking.

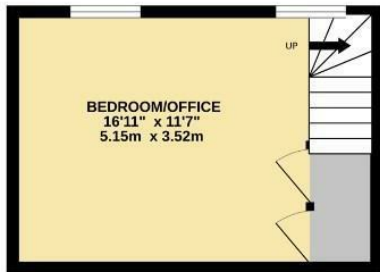
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.







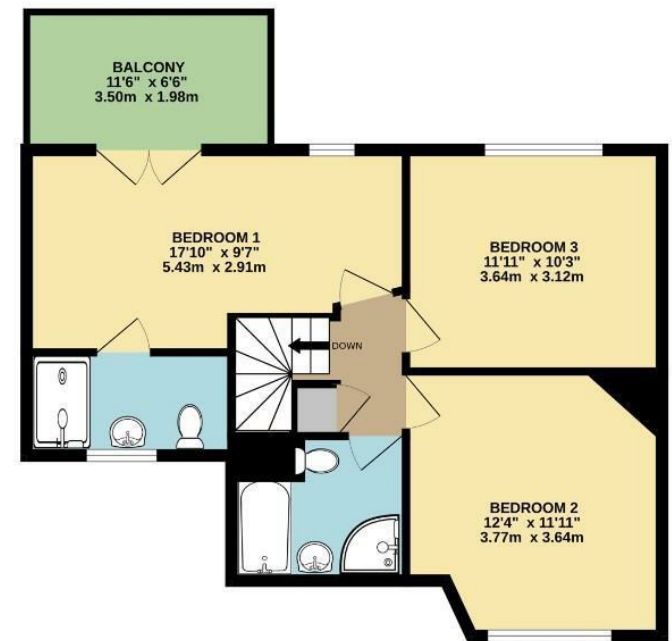
FLOOR 1  
195 sq.ft. (18.1 sq.m.) approx.



FLOOR 2  
814 sq.ft. (75.6 sq.m.) approx.



FLOOR 3  
584 sq.ft. (54.3 sq.m.) approx.



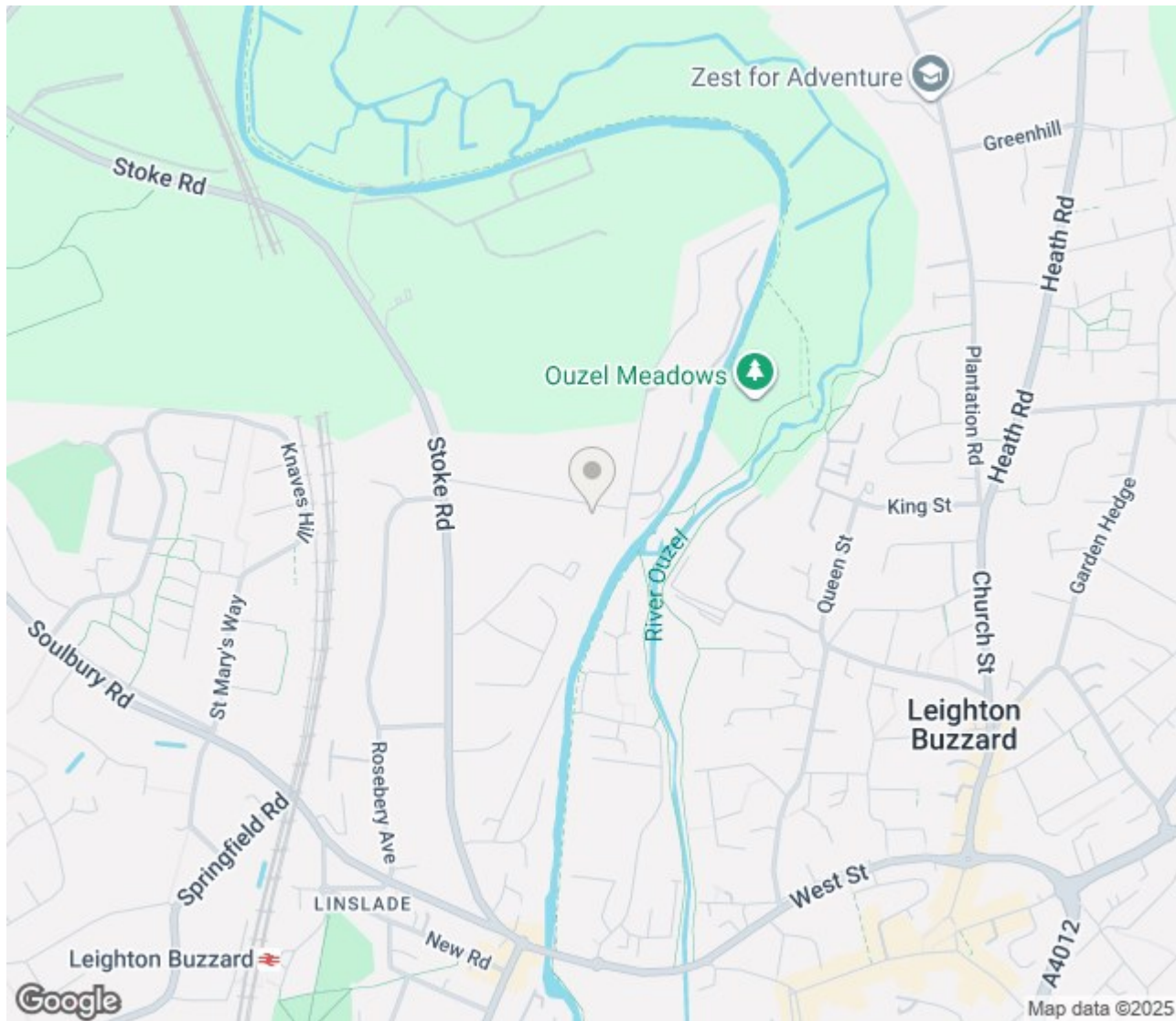
TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.

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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### 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.

## 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>82</b>
(69-80) <b>C</b>	<b>70</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	



