



HUNTERS®

HERE TO GET *you* THERE

1 Copper Beech Way, Leighton Buzzard, LU7 3BD

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Guide Price £700,000

- FOUR BEDROOM DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- LANDSCAPED REAR GARDEN
- WELL APPOINTED KITCHEN/DINING ROOM
- SPACIOUS LIVING ROOM and SEPARATE RECEPTION ROOM
- EN-SUITE TO MAIN BEDROOM
- DRIVEWAY and GARAGE
- VERSATILE AND FLEXIBLE ACCOMMODATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this beautifully presented and unique four bedroom detached family home, located within a sought after location with views over woodland to the rear.

Split over multiple levels and offering versatile and flexible living accommodation this property benefits from a well appointed kitchen/dining room with integrated appliances and bi-folding doors opening up to the balcony with superb views over Knolls Wood. The lower floor lounge also has doors opening to the rear garden patio area, and there is an additional reception room and downstairs cloakroom. The property boasts four well proportioned bedrooms with an en-suite to the main bedroom and family bathroom.

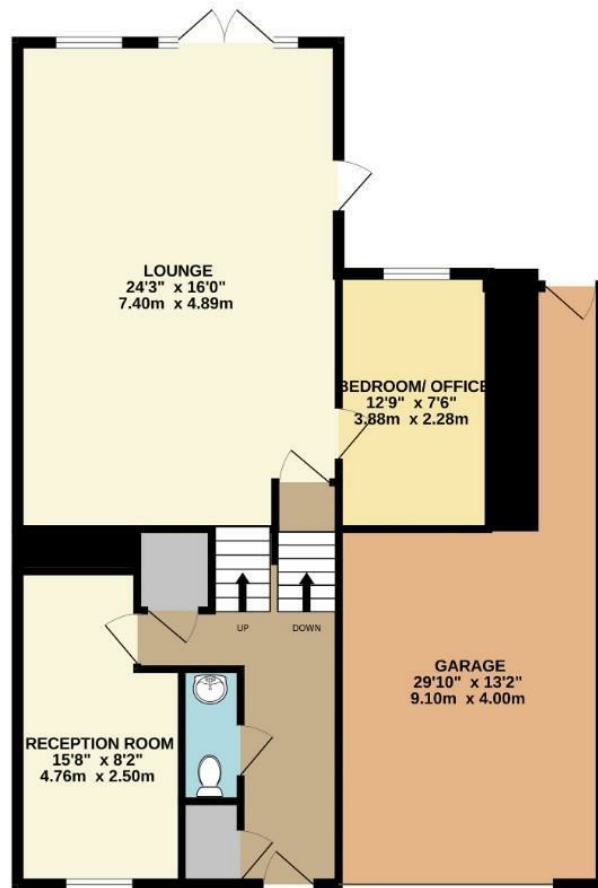
Externally this property benefits from driveway parking for multiple vehicles with access to the garage which has an electric door. The spacious, landscaped rear garden has direct access to Knolls Wood and is mainly laid to lawn with a patio seating area and a decked, covered seating area.

This is truly one to view to appreciate the space and appeal.

The property is located near to Rushmere Country Park with it's lovely walks and lakeside views. Local shopping facilities are available in Leighton Buzzard and Woburn. The area is very accessible with the M1 motorway. Commuting facilities are available from Leighton Buzzard to Euston within 30 minutes.

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GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.

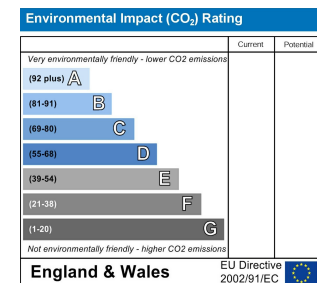
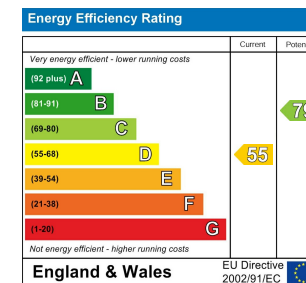


1ST FLOOR
964 sq.ft. (89.6 sq.m.) approx.




TOTAL FLOOR AREA : 1994 sq.ft. (185.2 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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.









