



HUNTERS[®]
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22 Orchard Drive, Leighton Buzzard, LU7 2PL

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Offers In Excess Of £435,000

- PRIME LOCATION CLOSE TO LEIGHTON BUZZARD MAINLINE STATION
- BRIGHT AND SPACIOUS LOUNGE/DINING ROOM WITH FRENCH DOORS
- HOME OFFICE CONVERTED FROM GARAGE
- ENCLOSED REAR GARDEN WITH PATIO AND DECKING AREAS
- FULLY REWIRED AND REPLUMBED BY CURRENT OWNERS
- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME
- MODERN KITCHEN/BREAKFAST ROOM WITH STONE WORKTOPS
- TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND GARAGE STORAGE
- INTERACTIVE VIRTUAL TOUR

Situated within a prime and highly sought-after location in Leighton Buzzard, and just a short distance from the mainline station, this beautifully presented three bedroom semi-detached family home offers stylish, bright and well balanced accommodation throughout.

Entry is via a welcoming entrance hall which leads into a spacious and airy lounge/dining room. This impressive living space is flooded with natural light and is tastefully presented, with French doors opening onto the rear garden, creating a seamless flow between indoor and outdoor living.

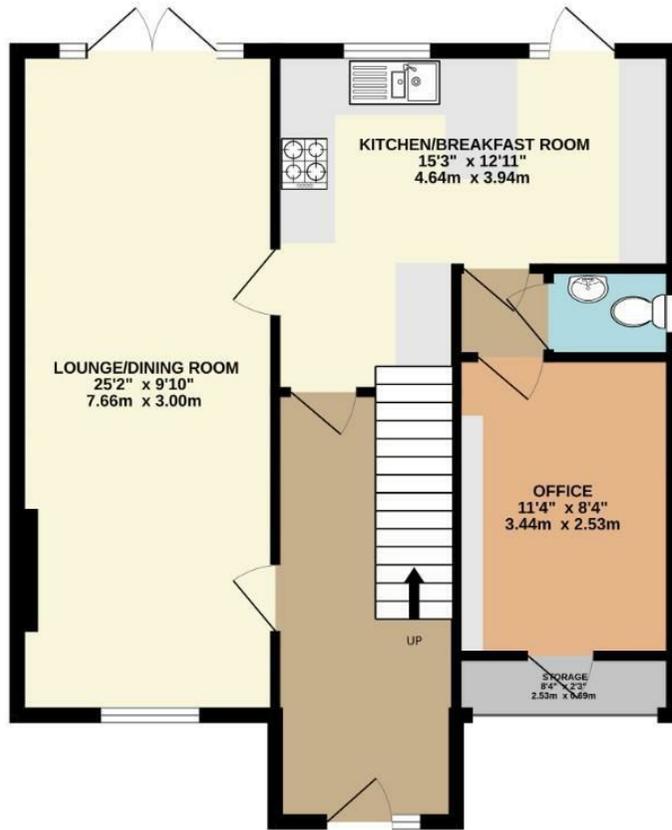
The kitchen/breakfast room is well appointed and fitted with an array of floor and wall mounted units, complemented by elegant stone worktops and a range of integrated appliances, offering both practicality and style along with ample storage. A versatile home office, converted from part of the garage, provides an ideal workspace, with a door leading through to the remaining garage space which is perfect for storage. A ground floor cloakroom completes the downstairs accommodation.

The first floor landing leads to three well proportioned bedrooms, two of which are generous doubles, along with a family bathroom.

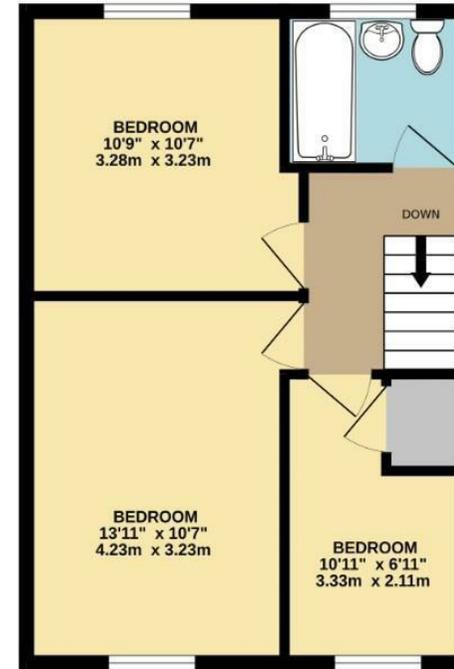
Externally, the property benefits from driveway parking to the front for multiple vehicles and access to the remaining garage/storage. The enclosed rear garden is mainly laid to lawn and features both a patio and decking seating area, providing ideal spaces for relaxing or entertaining.

The current owners have meticulously maintained. This stunning home is ready to move straight into and must be viewed to fully appreciate the quality, space and finish on offer.

GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



