



**HUNTERS®**  
HERE TO GET *you* THERE

29 Ramsay Drive, Leighton Buzzard, LU7 3FZ

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Offers In Excess Of £585,000

- STUNNING FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN/DINING ROOM
- DRIVEWAY PARKING and GARAGE
- EN-SUITE TO MAIN BEDROOM
- HIGHLY SOUGHT AFTER AREA
- BUILT IN SEPTEMBER 2021
- CLOAKROOM and UTILITY ROOM
- ENCLOSED REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this stunning four bedroom detached family home, located within this modern development. Built September 2021, this beautifully presented property comes with a piece of mind with the remaining NHBC warranty.

Offering versatile and flexible living accommodation this home briefly comprises; entrance hall, cloakroom, home office, lounge, kitchen/dining room and utility room. The first floor boasts four double bedrooms with an en-suite to the main bedroom and a four piece family bathroom.

Externally this property benefits from driveway parking and visitor parking, garage and an enclosed rear garden.

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.

GROUND FLOOR  
995 sq.ft. (92.5 sq.m.) approx.

1ST FLOOR  
707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1702 sq.ft. (158.1 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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Very energy efficient - lower running costs

Energy Efficiency Rating		Current	Potential
(92 plus) A	Very energy efficient - lower running costs	93	
(81-91) B		85	
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

## Entrance Hall

Entry via a composite door. Wood effect flooring and radiator. Stairs rising to the first floor landing.

## Cloakroom

Double glazed window to side aspect. Two piece suite comprising; W/C and wash hand basin. Tiled flooring and radiator. Under stairs cupboard.

## Office

Double glazed window to front aspect. Fitted carpet and radiator.

## Lounge

Double glazed bay window to front aspect. Fitted carpet and radiator.

## Kitchen/Dining Room

Double glazed windows to rear aspect. A range of wall and floor mounted units consisting of cupboards and drawers with a worktop over. Five ring gas hob with a brushed stainless steel splash back and an extractor over. Electric oven and grill. Integrated fridge-freezer and dishwasher. 1 1/2 bowl stainless steel sink and drainer. Amtico flooring and radiators. Double glazed French doors opening to the rear garden.

## Utility Room

Floor mounted units with a worktop over. Plumbing for a washing machine and space for a tumble dryer. Wall mounted gas boiler.

## Landing

Double glazed window to side aspect. Fitted carpet and radiator, access to a partially boarded loft via a loft ladder. Airing cupboard.

## Main Bedroom

Double glazed window to front aspect. Fitted carpet and radiator. Built-in wardrobes.

## En-suite

Double glazed window to side aspect. Three piece suite comprising; walk-in in shower, W/C and wash hand basin. Tiled flooring and a heated towel rail.

## Bedroom Two

Double glazed windows to rear aspect. Fitted carpet and radiator. Built-in wardrobe.

## Bedroom Three

Double glazed windows to front aspect. Fitted carpet and radiator.

## Bedroom Four

Double glazed windows to rear aspect. Fitted carpet and radiator. Built-in wardrobe.

## Bathroom

Double glazed window to rear aspect. Four piece suite comprising; walk-in shower, bathtub with mixer tap, W/C and wash hand basin. Tiled flooring and heated towel rail.

## Front

Path leading to the front door. Side gated access to the rear garden.

## Rear

Enclosed rear garden. Mainly laid to lawn with a patio seating area. Side gated access and external water tap.

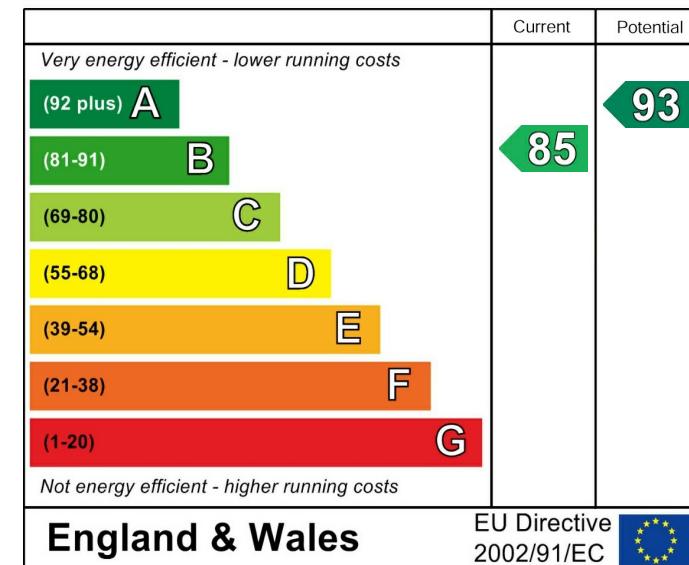
## Garage

Up and over door. Power and lighting.

## Agent Notes

Maintenance charge approx. £170. per annum.

## Energy Efficiency Rating



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.

