



Dirac Mead, Leighton Buzzard
LU7 3QW

£1,700 Per Month



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DESCRIPTION

****Please email us your enquiry or to book a viewing to tringlettings@hunters.com****

Hunters are delighted to market this beautifully presented three bedroom semi-detached family home, located within this modern development.

The property comprises an; entrance hall, cloakroom, lounge and well-appointed kitchen/diner with integrated appliances. Upstairs there are three bedrooms with an en-suite to the main bedroom and family bathroom.

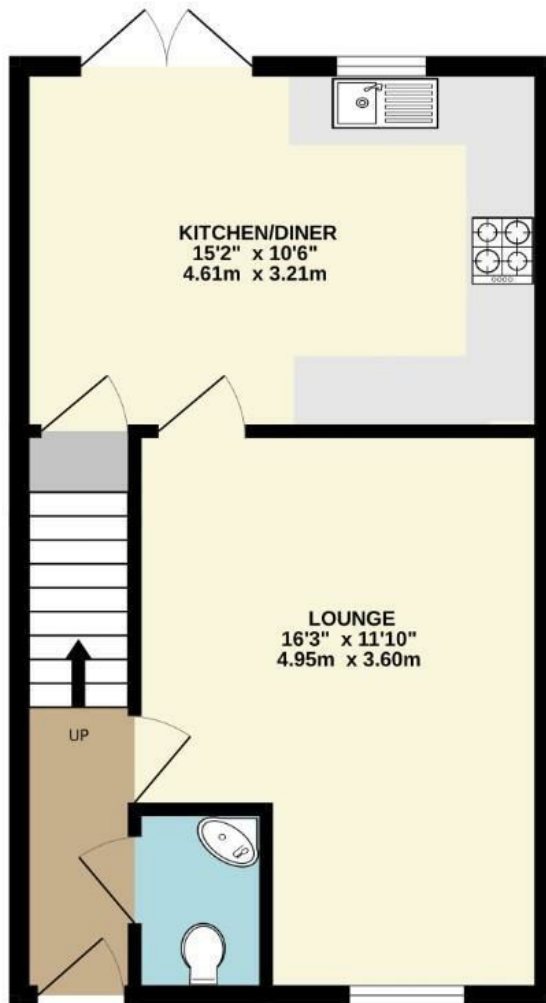
Externally this property benefits from driveway parking for multiple vehicles and an enclosed rear garden.

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.

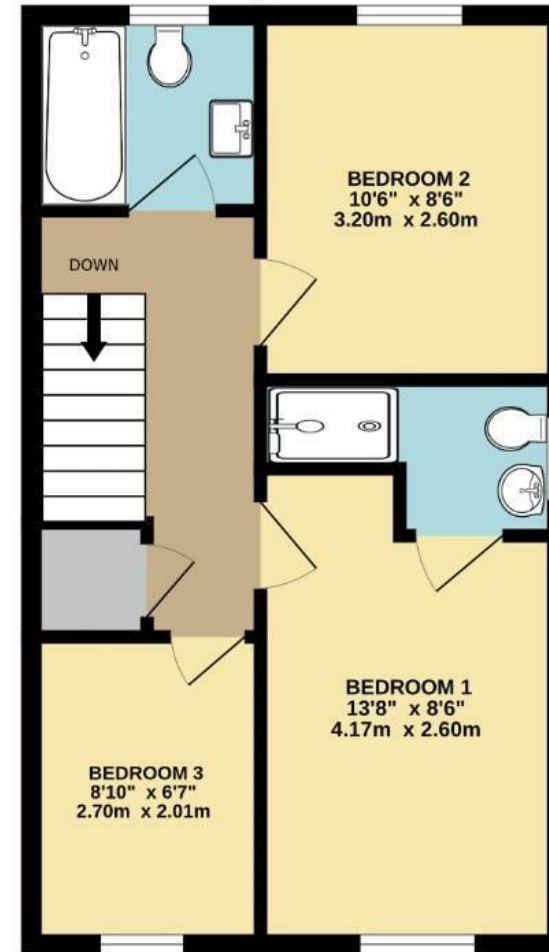




GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



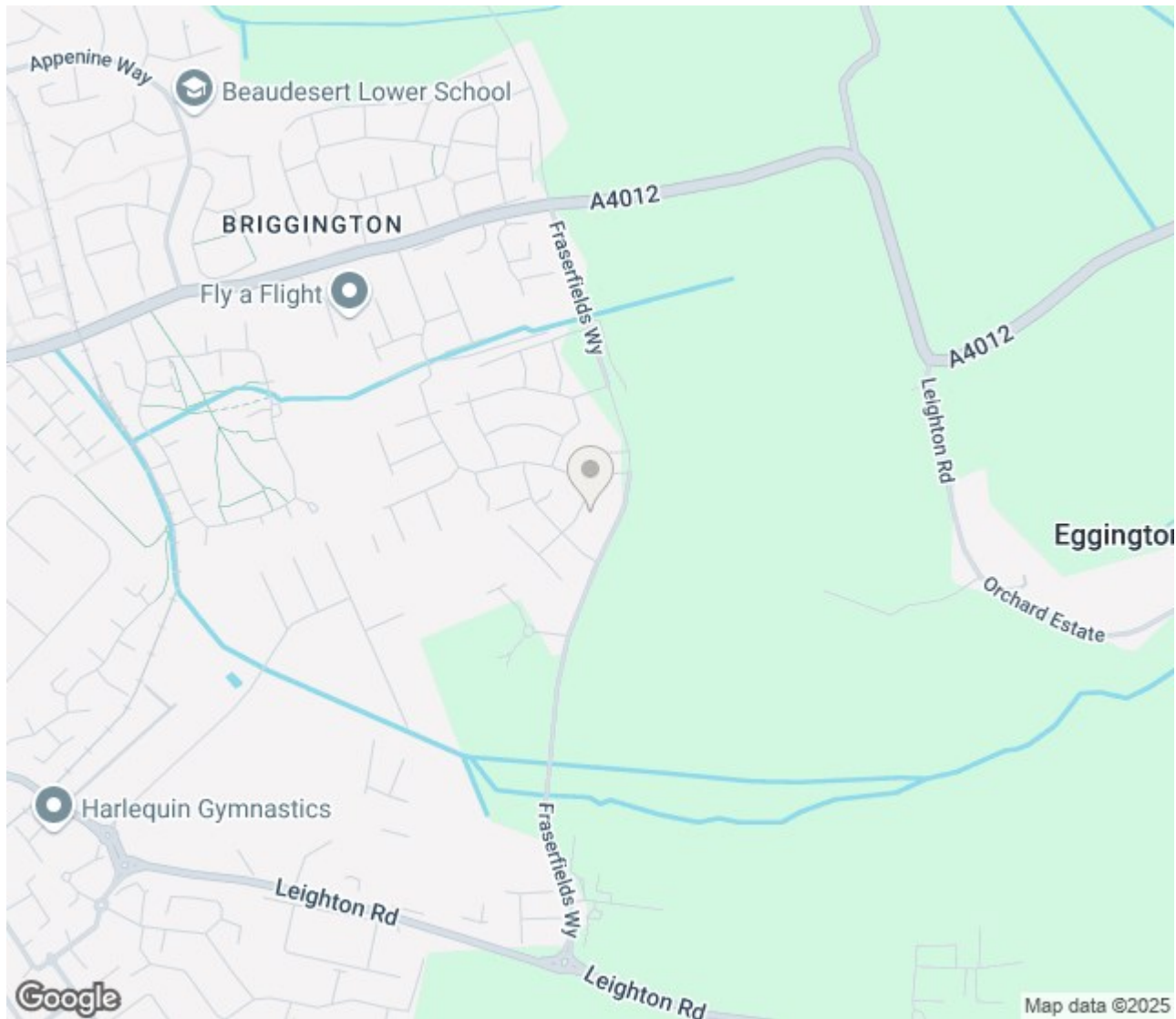
1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

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.

HUNTERS[®]
HERE TO GET *you* THERE