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30 Orchard Drive, Leighton Buzzard, LU7 2PL

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Guide Price £650,000

- EXTENDED FOUR BEDROOM DETACHED DOUBLE BAY FRONTED FAMILY HOME
- SPACIOUS LOUNGE/DINING ROOM WITH FRENCH DOORS TO GARDEN
- SECOND RECEPTION ROOM, UTILITY ROOM AND DOWNSTAIRS CLOAKROOM
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- LARGE DRIVEWAY AND DOUBLE GARAGE WITH ELECTRIC DOOR AND GARDEN ACCESS
- HIGHLY SOUGHT AFTER LINSLADE AREA OF LEIGHTON BUZZARD
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- THREE WELL PROPORTIONED DOUBLE BEDROOMS PLUS A SINGLE BEDROOM
- LANDSCAPED REAR GARDEN WITH PATIO, MATURE PLANTING AND SIDE ACCESS
- INTERACTIVE VIRTUAL TOUR

This extended four-bedroom detached, double bay-fronted family home is superbly positioned within the highly sought-after Linslade area of Leighton Buzzard, offering generous accommodation, excellent kerb appeal, and a flexible layout ideal for modern family living.

The property is entered via a spacious and welcoming hallway with stairs rising to the first floor, setting the tone for the well-balanced accommodation throughout. The generous lounge/dining room provides an excellent space for both relaxing and entertaining, enhanced by French doors that open directly onto the rear garden, allowing natural light to flood the room. The kitchen/breakfast room is well appointed with a range of floor and wall mounted units and integrated appliances, offering ample workspace for everyday living. A separate utility room adds further practicality, while a second reception room provides valuable flexibility as a home office, playroom, or snug. A downstairs cloakroom completes the ground floor.

To the first floor, the landing leads to three well-proportioned double bedrooms plus a single bedroom, each offering comfortable accommodation. The main bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the landscaped rear garden is mainly laid to lawn and complemented by a patio seating area, mature flower beds, and established trees, creating a private and attractive outdoor space. Additional features include a garden shed, side access, an external water tap, and power outlet.

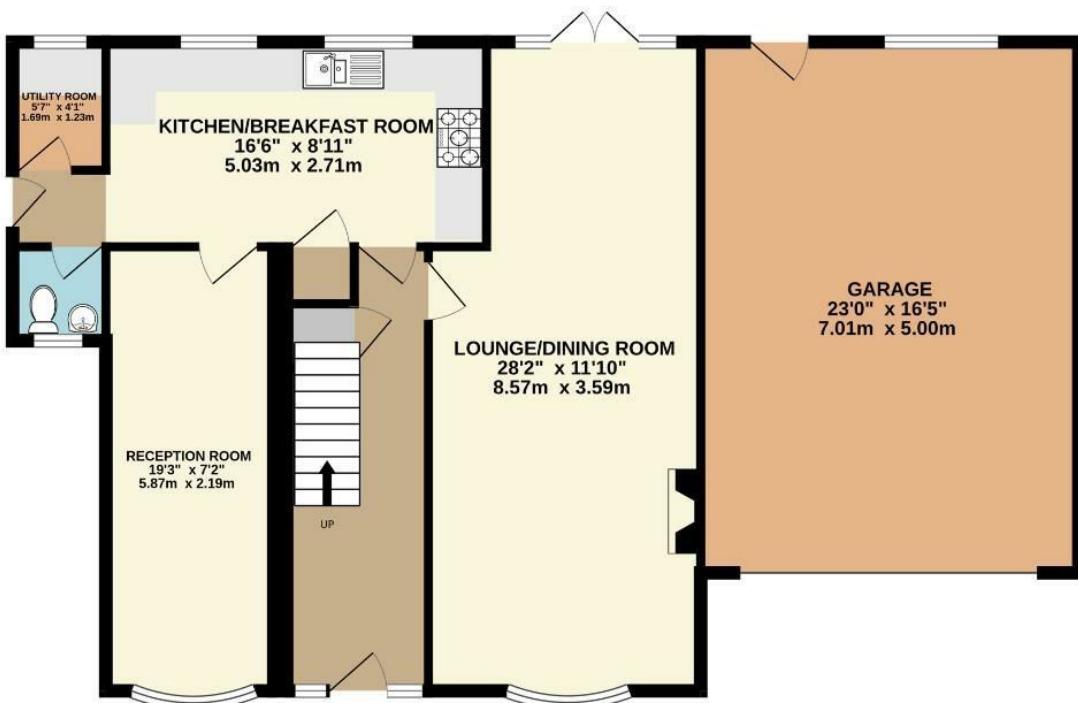
To the front, a large driveway provides parking for multiple vehicles and leads to the double garage, which benefits from an electric roller door, loft storage area, and a convenient door opening into the rear garden.

A substantial and beautifully presented family home in one of Leighton Buzzard's most desirable locations, offering space, versatility, and excellent outdoor facilities.

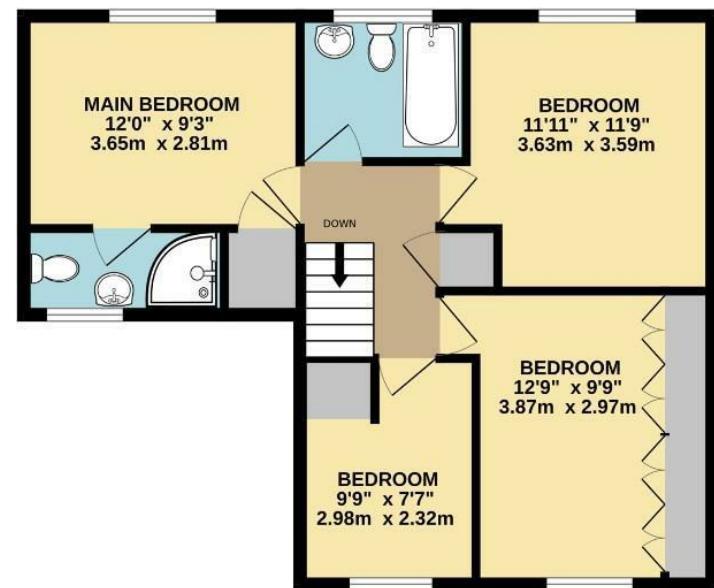
## Location

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  
1138 sq.ft. (105.7 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1732 sq.ft. (160.9 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	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		





