

# HUNTERS®

HERE TO GET *you* THERE



## Horton Road

Slapton, Leighton Buzzard, LU7 9DB

Offers In Excess Of £700,000



Council Tax: F





# 32 Horton Road

Slapton, Leighton Buzzard, LU7 9DB

Offers In Excess Of £700,000



- **FOUR DOUBLE BEDROOMS**
- **INTEGRAL GARAGE**
- **TWO SHOWER ROOMS**
- **VILLAGE LOCATION**
- **INTERACTIVE VIRTUAL TOUR**
- **DETACHED CHALET BUNGALOW**
- **DRIVEWAY PARKING**
- **THREE RECEPTION ROOMS**
- **GENEROUS SIZED GARDEN**
- **CLOSE TO LOCAL AMENITIES AND TRANSPORT**

Hunters are delighted to offer to the market this well-presented four bedroom detached chalet bungalow, located within the popular village of Slapton. Potential to extend further (STPP).

This extended family home offers versatile and flexible living accommodation including a generous sized sitting room with a separate family room, kitchen/breakfast room and dining room opening to the garden, downstairs shower room and a double bedroom.

On the first floor there are three double bedrooms, one currently used as an office and a shower room.

Externally this property provides driveway parking for multiple vehicle with access to the double garage and gated access to the rear garden.

Slapton is a village in Buckinghamshire, England, located about 5 miles west of the town of Leighton Buzzard. It is situated on the A4146 road and close to the border with Bedfordshire. Slapton is a quiet and picturesque village and is within catchment to Aylesbury Grammar School. The surrounding countryside is rural and includes a number of farms and small settlements. The village is also close to the popular attraction of Whipsnade Zoo.

### Entrance Hall

Entry via part glazed door. Fitted carpet. Stairs leading to the first floor.

### Sitting Room

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

### Dining Room

Double glazed window to side aspect. Radiator. Double glazed patio door opening to the rear garden.

### Kitchen/Breakfast Room

Double glazed dual aspect windows. A range of wall and floor mounted units consisting of drawers and cupboards with a worktop over. Four ring electric hob with an extractor over. Electric oven. 1 ½ bowl sink and drainer. Plumbing for a washing machine and dishwasher, plus space for a tumble dryer. Integrated fridge-freezer. Amtico flooring and radiators.

### Ground Floor Shower Room

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

### Family Room

Double glazed doors to rear garden. Fitted carpet and radiators. Door to garage.

### Bedroom Three

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

### First Floor Landing

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

### Bedroom One

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

### Bedroom Two

Double glazed window to front aspect. Fitted carpet and radiator. Built in wardrobe with access to additional storage and a separate storage cupboard.

### Bedroom Three/Office

Double glazed window to front aspect. Fitted carpet and radiator. Currently used as an office.

### Shower Room

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

### Front

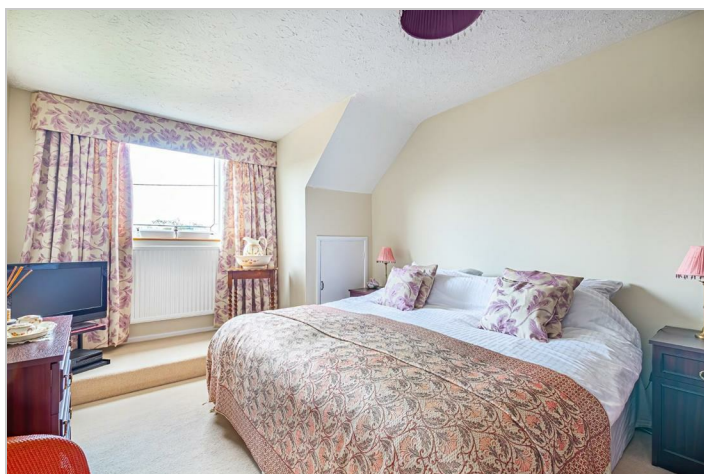
Blocked paved driveway for multiple vehicles and leads to the main entrance and double garage.

### Double Garage

Electric up and over door. Power and light, access to the family room.

### Rear

Enclosed rear garden. Mainly laid to lawn with a generous sized patio seating area. A mixture of shrub borders, hedges and trees. Greenhouse, shed plus a summer house. Oil boiler accessed via door.





Road Map



Hybrid Map



Terrain Map



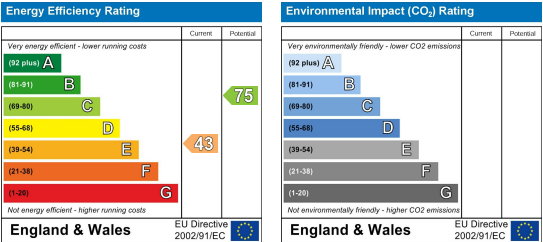
Floor Plan



Viewing

Please contact our Hunters Leighton Buzzard Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.