



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

22 Wallis Drive, Leighton Buzzard, LU7 3GD

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## Offers In Excess Of £390,000

- THREE DOUBLE BEDROOM
- TWO ALLOCATED PARKING BAYS
- CLOAKROOM and UTILITY ROOM
- CLIPSTONE PARK AREA
- EN-SUITE TO MAIN BEDROOM
- WELL PRESENTED
- VIRTUAL TOUR

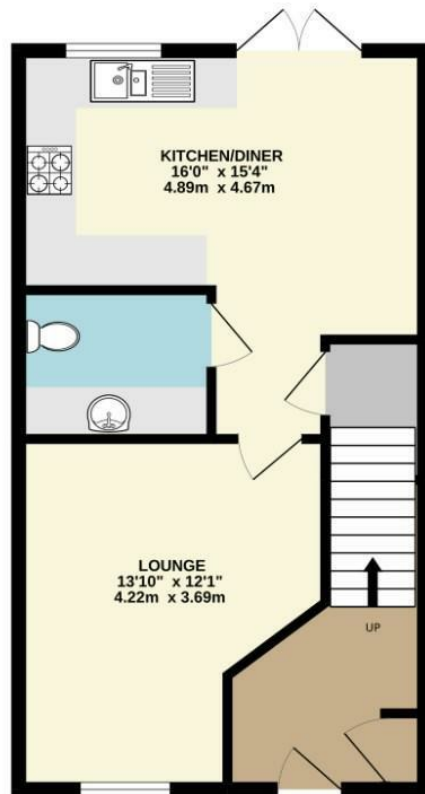
Hunters are pleased to market this three double bedroom semi-detached home located within the popular Clipstone Park area.

This well presented home comprises an entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms with an en-suite to the master and family bathroom

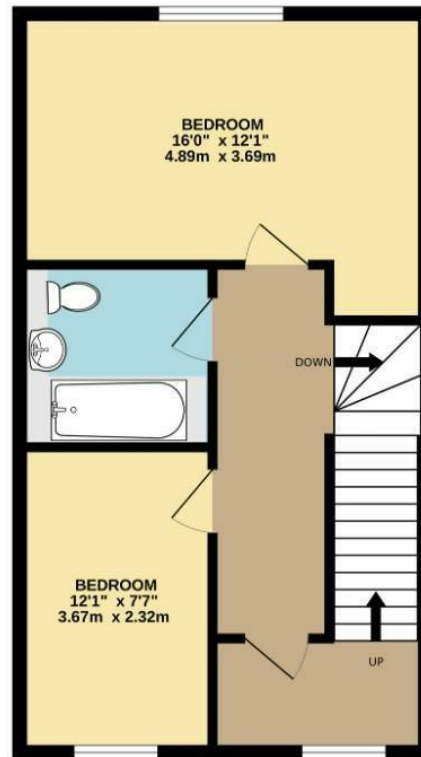
Clipstone Park is a new and upcoming development situated on the edge of Leighton Buzzard, leading out towards Eggington & Hockliffe providing an easy commute to the A5 and M1.

Hunters Leighton Buzzard 11 Bridge Street, Leighton Buzzard, LU7 1AH | 01525 300899  
leightonbuzzard@hunters.com | [www.hunters.com](http://www.hunters.com)

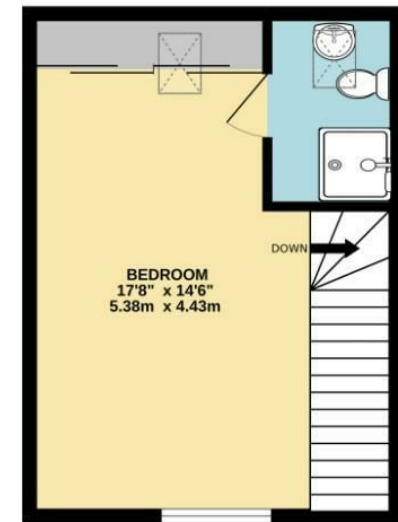
GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

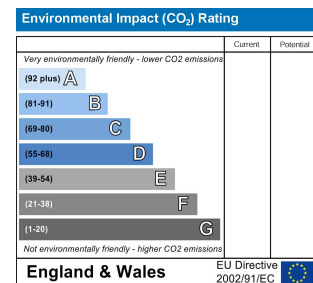
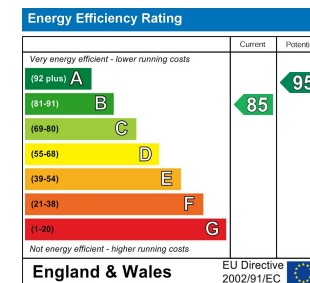


2ND FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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**Entrance Hall**

Entry via composite door. Storage cupboard. Stairs to first floor.

**Lounge**

Double glazed window to front aspect. Engineered wood effect flooring and fitted radiator.

**Cloakroom/Utility Room**

Floor mounted units with worktop over. Single bowl sink, W/C. Engineered wood effect flooring. Plumbing for a washing machine.

**Kitchen/Diner**

Double glazed window to rear aspect. Double door to garden. A range of floor and wall mounted units with worktop over. Gas hob with extractor over. Integrated grill and oven, fridge freezer, dishwasher. Engineered wood effect flooring and vertical radiator. Wall mounted gas combination boiler.

**First Floor Landing**

Stairs from entrance hall. Stairs to second floor. Fitted carpet and radiators.

**Bedroom Two**

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

**Bedroom Three**

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

**Bathroom**

Three piece suite consisting of a bathtub with mixer taps and over head shower, W/C and wash hand basin. Tiled flooring and heated towel rail.

**Second Floor**

**Main Bedroom**

Double glazed window to front aspect and Velux

window to rear aspect. Fitted carpet and radiator. Built in wardrobe.

**En-suite**

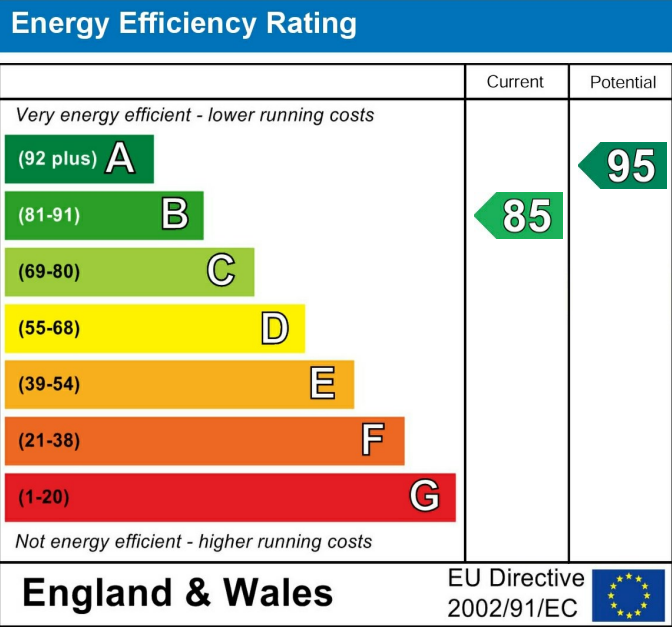
Velux window. Three piece suite consisting of a walk in shower, W/C and wash hand basin.

**Rear**

Enclosed rear garden. Mainly laid to lawn with a patio are and side access.

**Parking**

Two allocated parking bays.



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.













