



HUNTERS®
HERE TO GET *you* THERE

3 Nelson Road, Leighton Buzzard, LU7 3EE

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Guide Price £450,000

- FOUR BEDROOM EXTENDED FAMILY HOME
- FIVE PIECE FAMILY BATHROOM
- WELL-APPOINTED KITCHEN
- GENEROUS SIZED REAR GARDEN
- CLOSE TO LOCAL AMENITIES and LOCAL TRANSPORT
- DOWNSTAIRS SHOWER ROOM and UTILITY ROOM
- TWO RECEPTION ROOMS
- HOME OFFICE
- GARAGE and DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

A great opportunity to own this heavily extended four bedroom semi-detached family home, located within a prominent area in the Bedfordshire Town of Leighton Buzzard.

As you step through the front door you are greeted by a porch, from here is a generous sized entrance hall with stairs rising to the first floor landing. The lounge features a gas fireplace. The well-appointed kitchen that was refitted in 2022 offers a range of integrated appliances and a double stone sink. The second reception room offers additional space that currently has a bar, from the second reception is the dining room, with double glazed patio doors opening to the rear garden.

The ground floor also benefits from a shower room, utility area and home office.

The first floor boasts three bedrooms, two of them being doubles. There is a five piece family bathroom with a jacuzzi bathtub. The second floor offers another double bedroom.

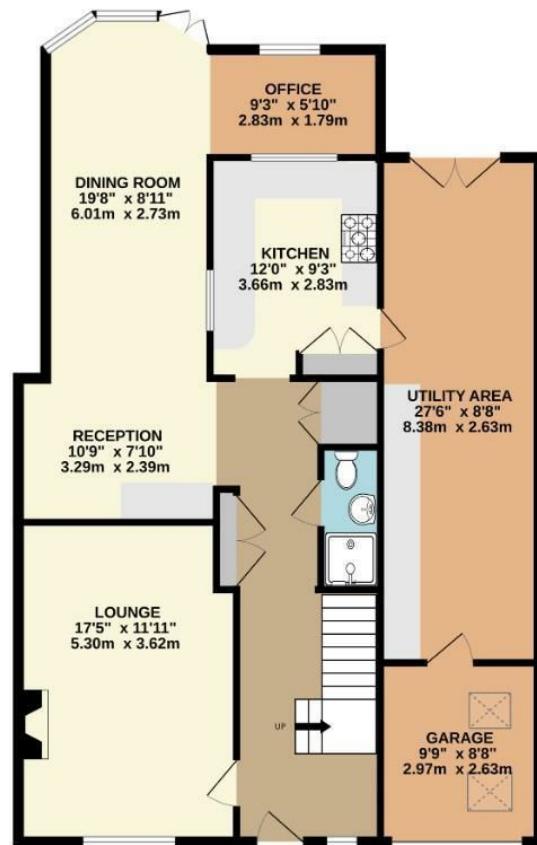
Externally this property benefits from driveway parking for multiple vehicles, garage and a sizeable rear garden that is mainly laid to lawn. The garden features a patio seating area, pond and mature flower beds. To the rear of the garden are sizeable outbuildings with power and lighting, which can be used as a workshop or summerhouse.

Overall this is an impressive house, offering versatile and flexible living. This extended property also benefits from plenty of storage.

Benefiting 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.

Hunters Leighton Buzzard 11 Bridge Street, Leighton Buzzard, LU7 1AH | 01525 300899
leightonbuzzard@hunters.com | www.hunters.com

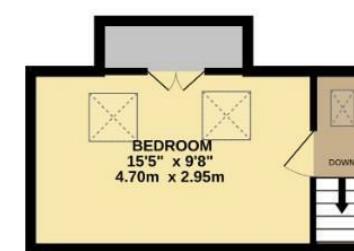
GROUND FLOOR
1151 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



2ND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 1851 sq.ft. (172.0 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		





