



HUNTERS[®]
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34 Pennivale Close, Leighton Buzzard, LU7 3ES

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Guide Price £350,000

- THREE WELL-PROPORTIONED BEDROOMS
- SPACIOUS AND BRIGHT ENTRANCE HALL
- EXTENDED KITCHEN
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- SOUGHT-AFTER LEIGHTON BUZZARD LOCATION
- EXTENDED LOUNGE & DINING ROOM WITH GARDEN ACCESS
- GROUND FLOOR CLOAKROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES & GARAGE
- INTERACTIVE VIRTUAL TOUR

This well-presented and generously proportioned three-bedroom family home is situated in one of Leighton Buzzard most sought-after locations, just a short distance from the town centre, local amenities, and highly regarded schools.

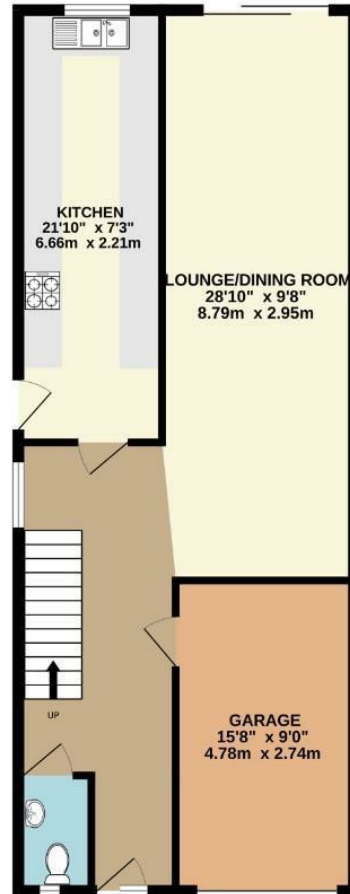
Upon entering, you are welcomed by a spacious and light-filled entrance hall that sets the tone for the rest of the home. The ground floor offers a beautifully extended lounge and dining area, ideal for both family living and entertaining, with doors opening directly onto the rear garden. The extended kitchen is fitted with an excellent range of wall and base units, providing ample storage and workspace, and benefits from a side door with garden access. A conveniently placed ground-floor cloakroom completes this level.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, each offering plenty of natural light, along with a family bathroom.

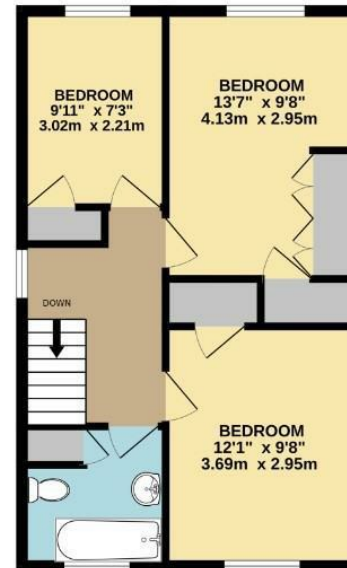
Externally, the property enjoys a private, enclosed rear garden. Predominantly paved for low maintenance. To the front, a generous driveway provides parking for multiple vehicles, alongside access to the garage with convenient side access to back garden through side gate.

The location is perfect for commuters, with excellent transport links by both road and rail. The mainline station offers direct services into London Euston, while major road networks provide easy access north and south. Families will also appreciate the proximity to well-regarded local schools, making this an ideal home for both growing families and professionals alike.

GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.3 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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