
HUNTERS
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HERE TO GET you THERE
69 Windsor Road, Pitstone, Leighton Buzzard, LU7 9GG

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£450,000

- BEAUTIFULLY PRESENTED THROUGHOUT
- VERSATILE ACCOMMODATION OVER THREE FLOORS
- OPEN-PLAN KITCHEN AND DINING AREA
- SEPARATE HOME OFFICE
- GARAGE AND DRIVEWAY PARKING
- THREE GENEROUS DOUBLE BEDROOMS
- SPACIOUS FIRST-FLOOR LOUNGE
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- ENCLOSED REAR GARDEN
- INTERACTIVE VIRTUAL TOUR

This beautifully presented three-bedroom townhouse offers an excellent opportunity to acquire a thoughtfully arranged home, combining well-proportioned accommodation with versatile living spaces across three floors. Presented to a high standard throughout, the property is ideally suited to those seeking comfortable modern living with the added benefit of a separate home office, garage and driveway parking.

Upon entering the property, the ground floor welcomes you into a spacious family area, offering a versatile setting for everyday relaxation, entertaining or additional living accommodation. This inviting space flows naturally through to the dining area, providing ample room for a family dining table and creating a sociable environment for both everyday meals and more formal occasions.

Positioned towards the rear of the ground floor, the kitchen is thoughtfully arranged with a range of fitted units, worktop space and room for essential appliances. Its open connection with the dining area creates a practical and welcoming layout, perfectly suited to modern lifestyles.

Ascending to the first floor, the impressive lounge provides a generous and inviting retreat, with excellent proportions and French doors allowing natural light to enhance the space. This attractive reception room offers flexibility for a variety of furniture arrangements, making it an ideal setting in which to relax or entertain.

Also located on the first floor is a well-proportioned bedroom, offering comfortable accommodation and convenient access to a separate WC.

The second floor provides further accommodation, including a particularly spacious principal bedroom with the added convenience of an en-suite shower room. Another double bedroom and a separate family bathroom serves this level, completing the accommodation.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for relaxing, entertaining and enjoying the warmer months.

A particularly attractive feature is the separate home office, offering an excellent opportunity for those working remotely or requiring a dedicated workspace away from the main accommodation. This versatile addition could equally serve as a hobby room or creative studio.

Further benefits include a garage and driveway parking, providing valuable off-road parking and additional storage.

Combining flexible accommodation, a well-presented interior and practical outdoor features, this delightful townhouse offers an appealing home ideally suited to a variety of purchasers.

GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.

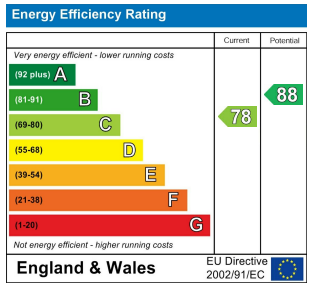
1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.

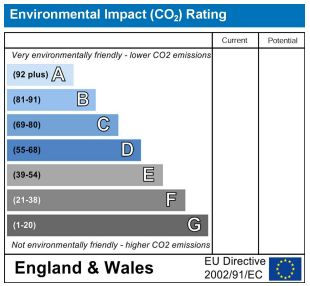
2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 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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