



New Road, Leighton Buzzard
LU7 2LS

£1,750 Per Month



HUNTERS®
HERE TO GET *you* THERE

New Road, Leighton Buzzard

DESCRIPTION

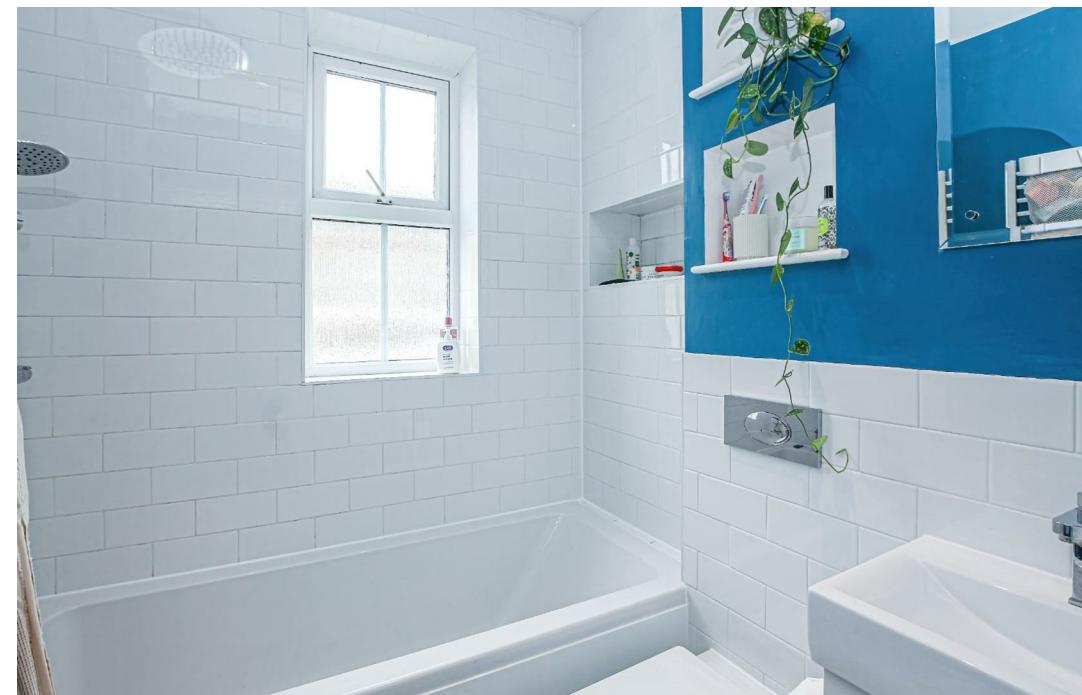
Please email us to arrange a viewing to tringlettings@hunters.com

Hunters are delighted to market this beautifully presented and spacious three bedroom family home, situated within walking distance of the mainline railway station and Town Centre.

The property comprises; an entrance hall, lounge, cloakroom, utility room, well-appointed kitchen and stunning family/dining room with patio doors leading out onto the landscaped garden. Upstairs there are three bedrooms, family bathroom and separate shower room.

The property benefits 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.





GROUND FLOOR
857 sq.ft. (79.5 sq.m.) approx.



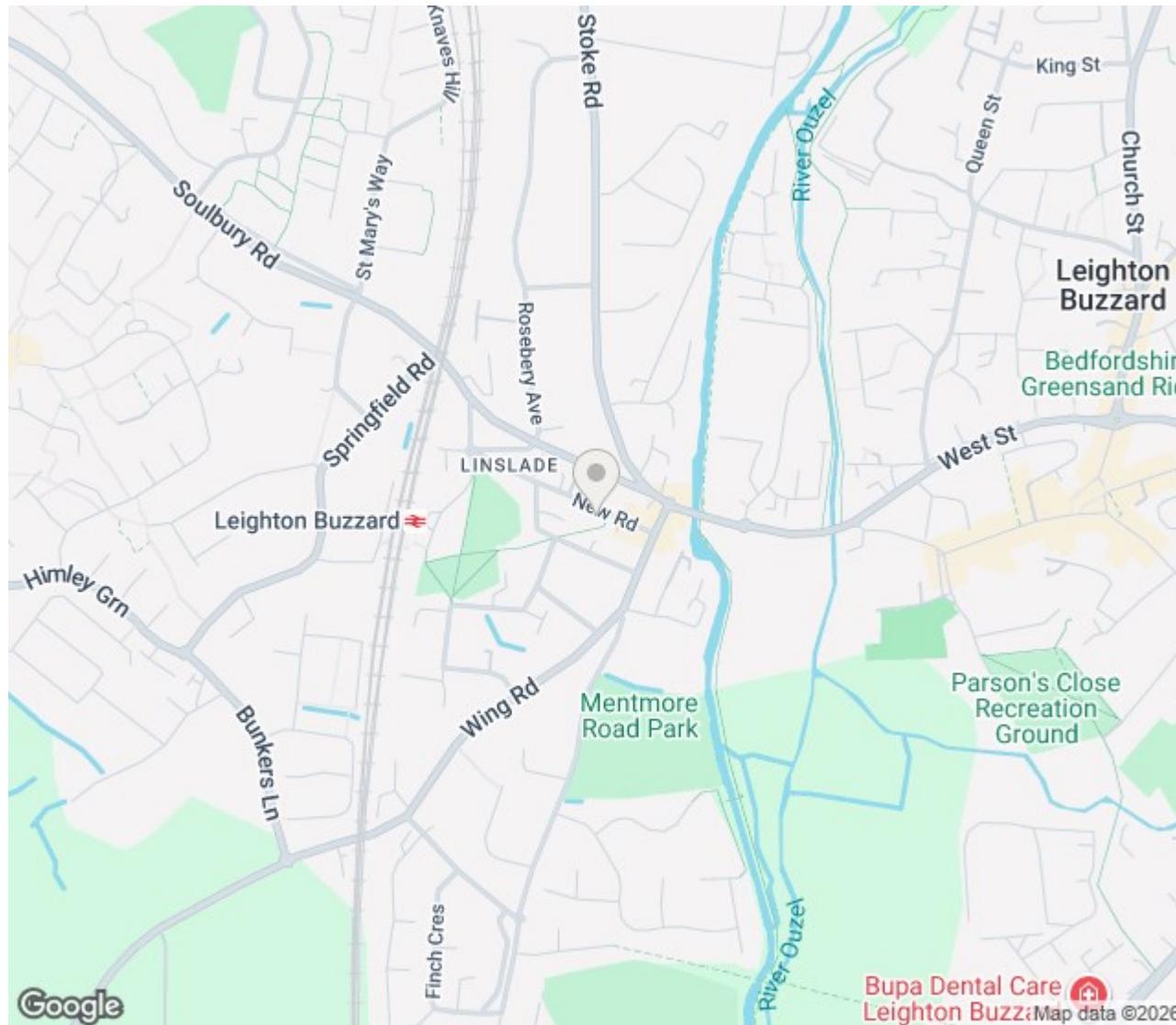
1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	