



Plantation Road | Leighton Buzzard | Bedfordshire | LU7 3HT

Asking Price £1,195,000

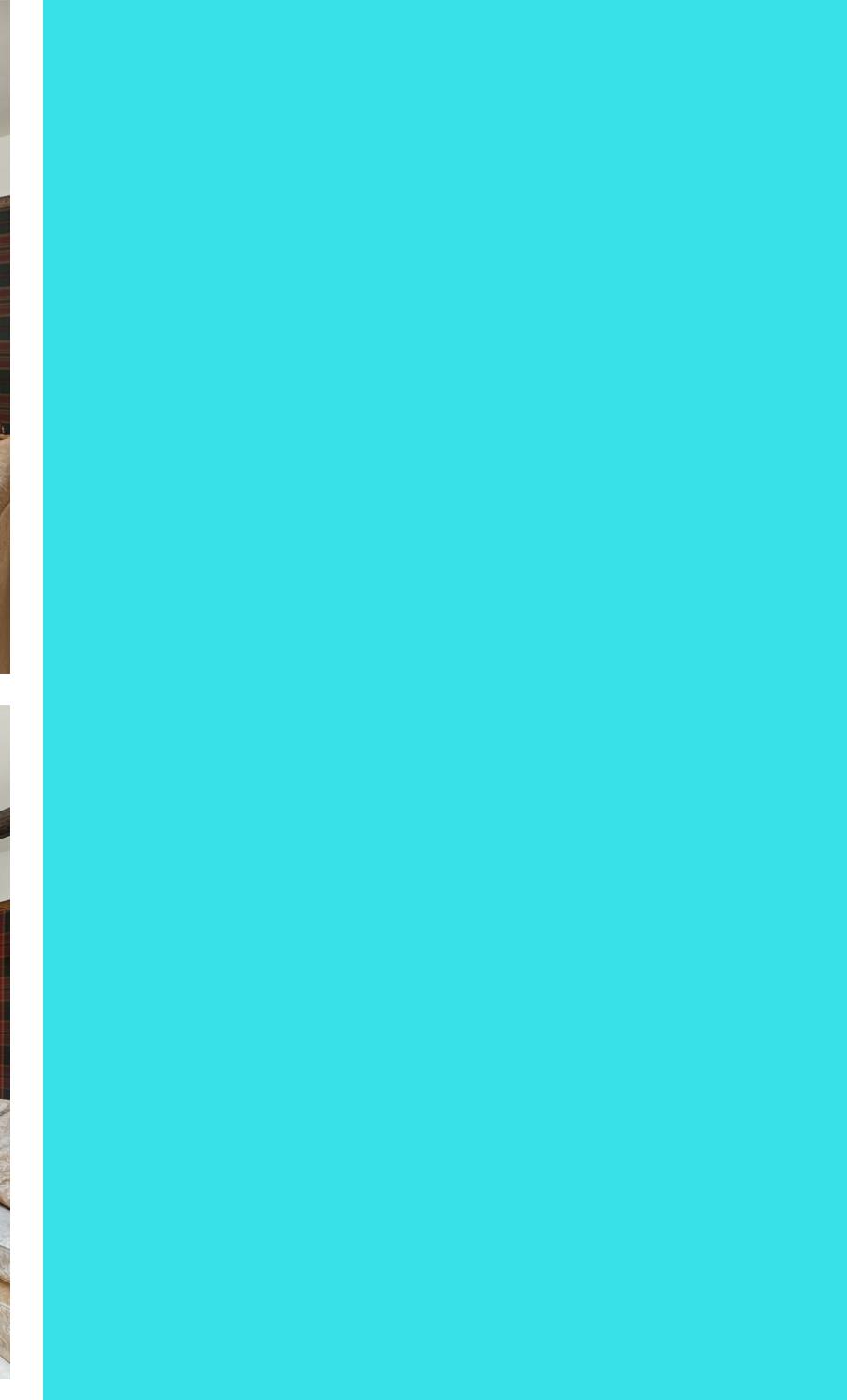
# The White House

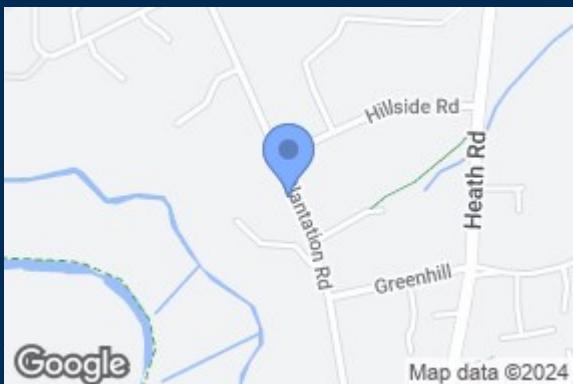
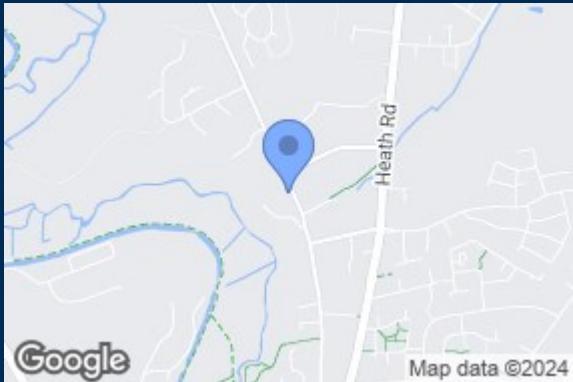
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Fine Homes Property are excited to present a fantastic opportunity to acquire this beautiful detached family home situated on a half acre plot on one of Leighton Buzzards most prestigious roads a short walk from Leighton Buzzard golf club. The White House features four reception rooms, four bedrooms, as well as a detached annexe that was formerly used as a B & B. Situated well back from the road with masses of parking, a double garage and beautiful tree lined gardens with a tennis court and swimming pool.

- Detached family home on one of the areas most sought after roads.
- Four impressive and spacious reception rooms.
- Refitted en-suite to the master bedroom.
- Very large tree lined gravel driveway and a double garage.
- Beautiful private tree lined gardens with a swimming pool and tennis court.
- Beautifully fitted kitchen open plan to breakfast room with garden views.
- Four good size bedrooms.
- Situated on a 1/2 acre plot.
- Self contained annexe with income potential (Formerly a B & B.)
- Convenient for Leighton Buzzard railway station and the M1.



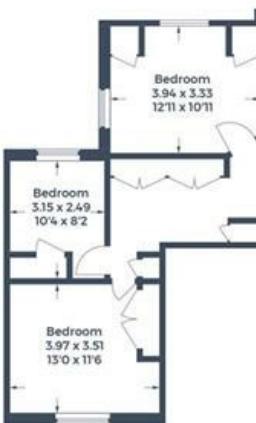
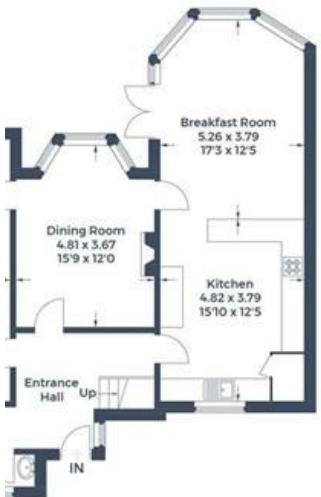




Approximate Gross Internal Area  
 Ground Floor = 129.7 sq m / 1,396 sq ft  
 First Floor = 87.0 sq m / 936 sq ft  
 Outbuilding Ground Floor = 34.0 sq m / 366 sq ft  
 Outbuilding First Floor = 22.0 sq m / 237 sq ft  
 Total = 272.7 sq m / 2,935 sq ft



Outbuilding Ground Floor  
 (Not Shown In Actual Location / Orientation)



First Floor

is for layout guidance only. Not drawn to scale unless stated. Windows and door mate. Whilst every care is taken in the preparation of this plan, please check all c shapes and compass bearings before making any decisions reliant upon them.

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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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