



Ridings Way | Cublington | Leighton Buzzard | LU7 0LW

Offers In Excess Of £550,000

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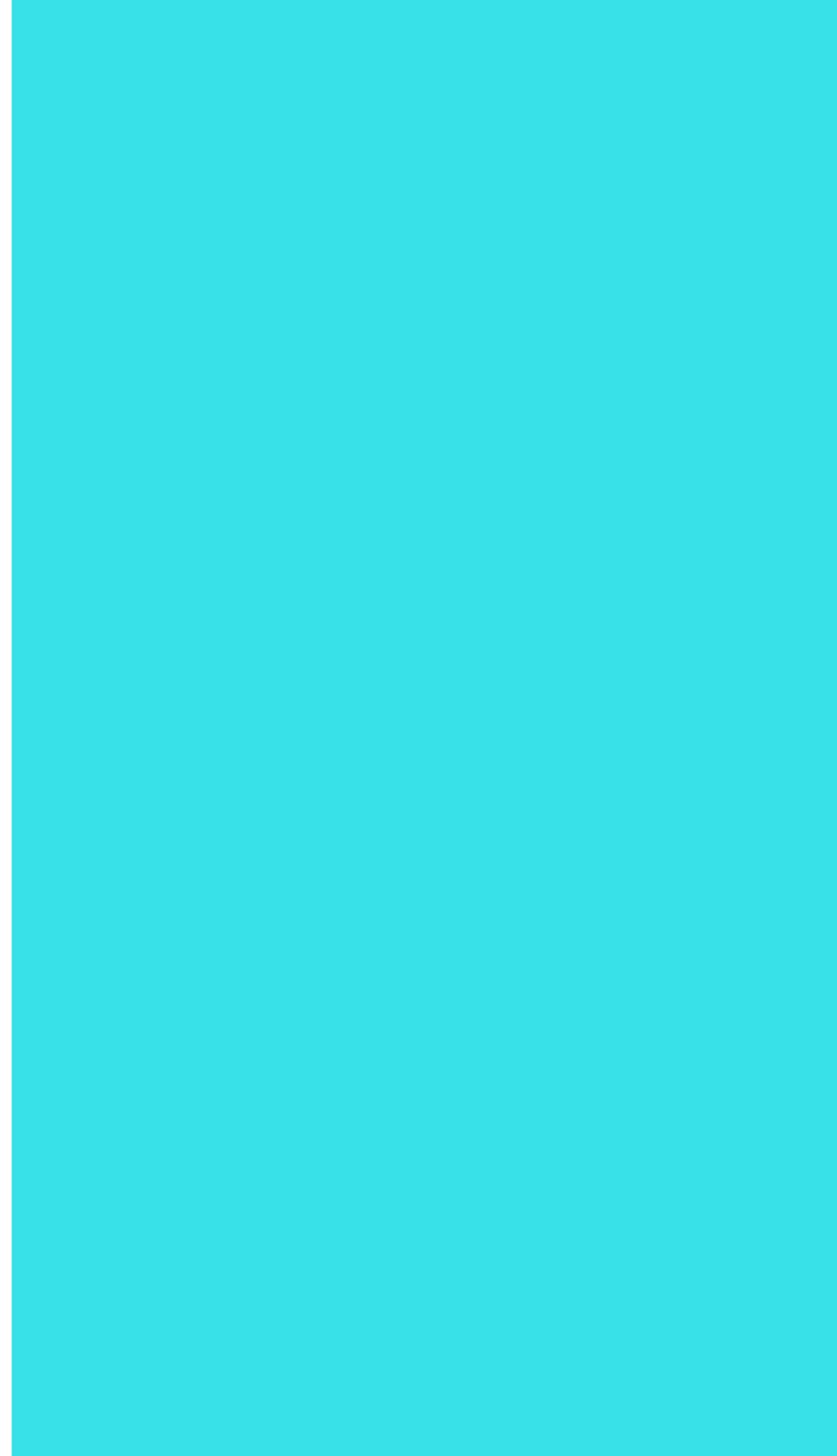
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Fine Homes Property are excited to present this recently renovated four bedroom, energy efficient, detached family home in the sought after bucks village of Cublington, just ten minutes' drive from Aylesbury and Leighton Buzzard, for fast commuter trains to London. With a large, split level open plan sitting and dining room, a good size South East facing rear garden and immediate access to the surrounding open fields and countryside on a quiet lane this home is not to be missed. The accommodation includes; entrance hall, dining room, living room, kitchen/breakfast room, four bedrooms, two bathrooms and the cloakroom. There is off road parking for up to four cars as well as a further studio space and storage area.

- Modern, detached family home that has been extensively refurbished.
- Garage part converted to a studio which could be an office/studio or business potential.
- Wide driveway with parking for up to 4 cars.
- Four double bedrooms and two bathrooms.
- 10 minute drive from Leighton Buzzard town centre for amenities and train station.
- Good size enclosed South East facing rear garden with patio area.
- Large open plan reception rooms providing a perfect social space.
- Modern kitchen, refitted bathroom and ensuite to a modern high spec.
- Highly efficient home with solar panels and air source heat pump.
- 10 minute drive from Aylesbury for all amenities as well as the grammar school.







Approximate Gross Internal Area
 Ground Floor = 82.8 sq m / 891 sq ft
 First Floor = 59.3 sq m / 638 sq ft
 Total = 142.1 sq m / 1,529 sq ft



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		74	80
Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales <small>EU Directive 2002/91/EC</small>			England & Wales <small>EU Directive 2002/91/EC</small>

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