



Middleton Way | | Leighton Buzzard | LU7 4BQ

Offers In Excess Of £525,000

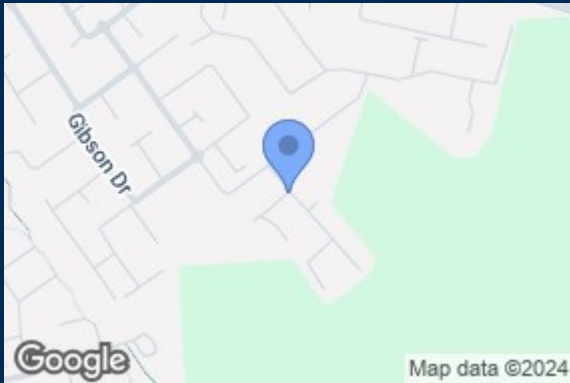
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Fine Homes Property are excited to present this rarely available detached family home on Billington Park with views onto Astral Park. The accommodation is flexible with up to six bedrooms, two bathrooms, large living room, stunning extended kitchen dining family room with full width bi-folding doors, utility room and cloakroom. Enjoying a private driveway, part converted garage, low maintenance garden and hot tub.

- A stunning extended detached house on Billington Park!
- Rare exclusive position with views over Astral Park.
- Spacious living rooms with an extended large kitchen dining family room.
- Private low maintenance rear garden with amazing hot tub/resistance pool.
- 10 minute drive to Leighton Buzzard train station.
- Amazing house for entertaining all year round.
- Flexible rooms with potential for SIX bedrooms and two bathrooms.
- Utility room plus WC.
- Driveway parking plus garage.
- A viewing is highly recommended to appreciate the space.







Approximate Gross Internal Area
 Ground Floor = 74.7 sq m / 804 sq ft
 First Floor = 53.7 sq m / 578 sq ft
 Second Floor = 27.6 sq m / 297 sq ft
 Total = 156.0 sq m / 1,679 sq ft



First Floor

Sec

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		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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