



Redwood Glade | | Leighton Buzzard | LU7 3JT  
Offers In Excess Of £550,000

# Redwood Glade | Leighton Buzzard | LU7 3JT Offers In Excess Of £550,000

Situated in the highly sought-after Redwood Glade, this attractive detached home offers a wonderful opportunity to move to a family home with spacious and well-balanced accommodation, a great size private rear garden and a detached double garage. The accommodation includes; entrance hall, living room, dining room, extended kitchen breakfast room, WC, three bedrooms and two bathrooms. Enjoying a peaceful woodland setting, the property is ideally positioned close to excellent local amenities, well-regarded schools and superb transport links, making it perfect for family living. Offered for sale with no upper chain.

- Sought-after and peaceful cul-de-sac location within the desirable Redwood Glade, just off Plantation Road.
- Attractive detached family home with generous driveway and detached double garage.
- Bright and inviting living spaces, ideal for both everyday living and entertaining.
- Potential to extend subject to necessary permissions.
- Surrounded by mature trees and woodland, offering a private and tranquil setting. A popular area for families.
- Spacious extended accommodation including multiple reception rooms and a kitchen/breakfast room.
- Principal bedroom with en-suite, plus additional well-proportioned bedrooms.
- Excellent size plot with a private rear garden with lawn, seating areas and summerhouse, backing onto greenery.

## Welcome to Redwood Glade

Tucked away in a quiet, leafy cul-de-sac on Redwood Glade, this attractive detached home boasts a charming and well-balanced frontage with excellent kerb appeal, featuring a generous driveway providing ample off-road parking alongside a detached double garage in matching brickwork, a neatly maintained front lawn bordered by mature hedging and established shrubs, and a paved pathway leading to the entrance, all set against a backdrop of tall trees and greenery that create a wonderfully private, tranquil setting.

## Porch/Entrance Hall

The property is approached via a sheltered entrance porch, offering a practical space for coats and shoes before stepping inside. The front door opens into a bright and inviting entrance hall, which serves as the central hub of the home, providing access to the principal ground floor accommodation including the spacious living room, separate dining room and kitchen/breakfast room, as well as a convenient cloakroom, with stairs rising to the first floor.

## Kitchen/Breakfast Room

18'1" x 12'1" (5.53 x 3.7)

The kitchen/breakfast room is a generously sized space having been extended, fitted with a range of traditional wooden wall and base units complemented by ample worktop space and tiled splashbacks. A large window overlooking the rear garden allows for plenty of natural light, enhancing the room's welcoming feel, while there is space for appliances and practical day-to-day use. To one end, a dedicated breakfast area comfortably accommodates a table and seating, creating an ideal spot for informal dining and family living, with additional windows further enhancing the light and outlook, and a door providing convenient access to the garden.





### Dining Room

15'2" x 9'8" (4.64 x 2.95)

Situated to the rear of the property, the dining room is a well-proportioned space, ideal for both formal entertaining and everyday family dining. Enjoying a pleasant outlook over the rear garden through a large window, the room is filled with natural light. There is ample space for a full-sized dining table and additional furniture, complemented by classic décor and a warm, traditional feel, while its convenient position adjacent to the kitchen enhances practicality for modern living.

### Living Room

18'10" x 15'10" (5.75 x 4.84)

The living room is a beautifully proportioned and inviting space, filled with natural light from two wide front-facing windows. Generous in size, it offers ample room for both seating and entertaining, centered around an elegant feature fireplace with a decorative surround that adds a touch of character and charm. Soft, neutral décor and a spacious layout enhance the sense of comfort.

### Downstairs Cloakroom

A convenient downstairs cloakroom is located off the entrance hall, fitted with a WC and wash hand basin, providing practical facilities for guests and everyday use.

### Principal Bedroom

18'10" x 11'11" (5.75 x 3.64)

The principal bedroom is a generously sized double room with two windows to the front aspect that allow for plenty of natural light and pleasant views over the surrounding greenery. There is ample space for freestanding furniture, creating a comfortable and versatile principal bedroom. This bedroom was formerly two bedrooms later turned into one, potential to revert if desired.

### En-suite

The room further benefits from an en-suite shower room, fitted with a shower enclosure, wash hand basin and WC.

### Bedroom Two

12'3" x 10'9" (3.74 x 3.28)

Bedroom two is a comfortable double room, enjoying a rear-facing window that overlooks the garden. The room offers ample space for a double bed and additional furniture, with a light, neutral décor creating a calm and inviting atmosphere.

### Bedroom Three

12'2" x 7'11" (3.72 x 2.42)

Bedroom three is a well-proportioned and versatile room, currently arranged with twin beds and enjoying a pleasant outlook over the rear garden through a large window. Bright and neatly presented, the space offers ample room for additional furniture.

### Family Bathroom

The family bathroom is a spacious room, fitted with a panelled bath, separate shower enclosure, WC and wash hand basin. Tiled walls add a clean and practical finish, while a frosted window allows for natural light and ventilation.

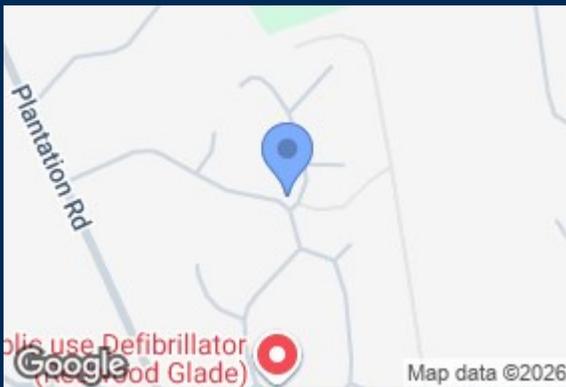
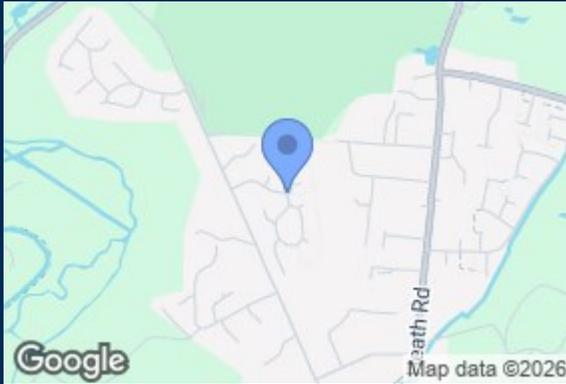
### Garden

The rear garden is a delightful and private outdoor space, mainly laid to lawn and bordered by mature trees, established hedging and a variety of shrubs, creating a peaceful, woodland-style setting. A paved pathway leads through the garden, with a designated seating area providing the perfect spot for outdoor dining or relaxation, while a charming summerhouse adds further appeal and versatility. The garden enjoys a high degree of seclusion and natural greenery, offering a tranquil retreat. A great size plot with potential to extend subject to necessary permissions if desired.

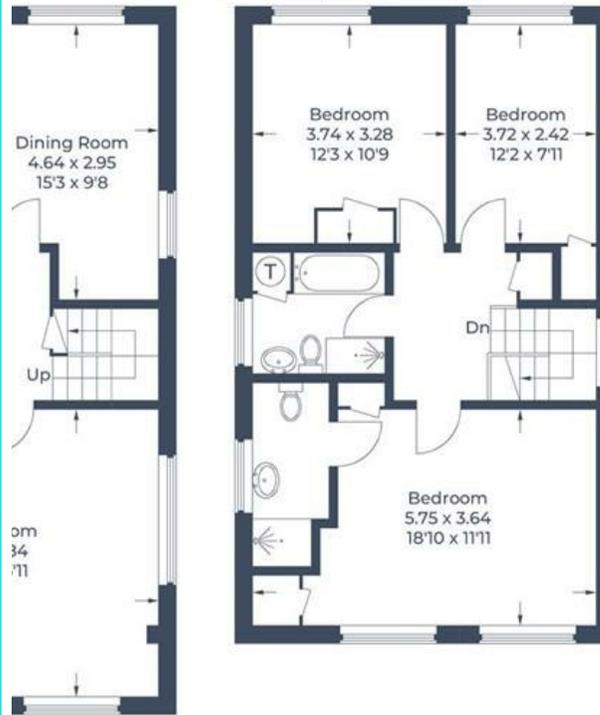
### Double Garage

18'4" x 16'4" (5.6 x 4.98)

The property further benefits from a detached double garage, which can be conveniently accessed directly from the driveway. Offering excellent storage or secure parking, the garage provides versatile space suitable for a range of uses.



Approximate Gross Internal Area  
 Ground Floor = 73.6 sq m / 792 sq ft  
 First Floor = 59.4 sq m / 639 sq ft  
 Garage = 28.0 sq m / 301 sq ft  
 Total = 161.0 sq m / 1,732 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>75</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
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