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you to **sell** or **let** your property?  
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# Temptation comes in many forms..



## Leighton Buzzard

OFFERS IN EXCESS OF £900,000

Tenure: Freehold House - Detached



Leighton Buzzard

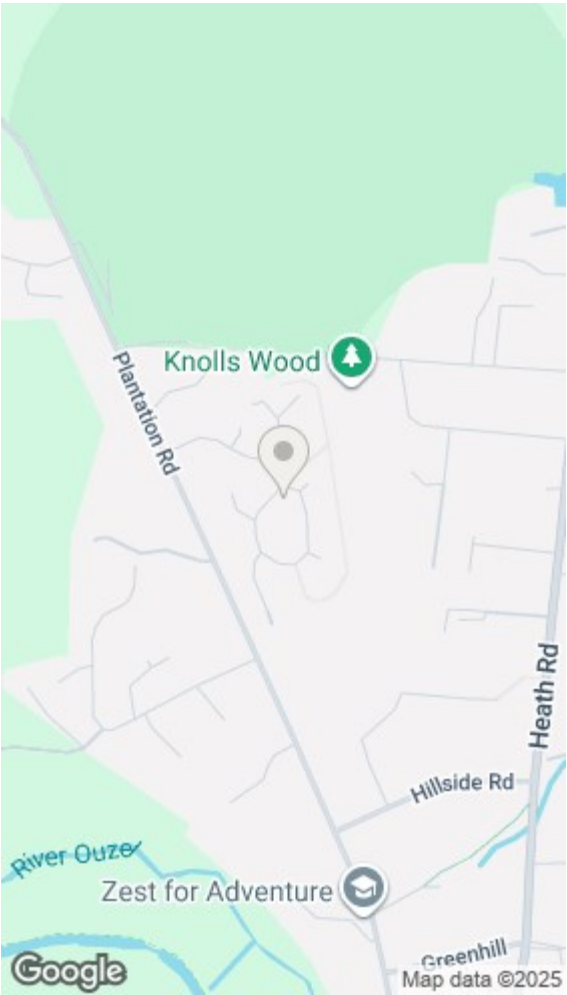
OFFERS IN EXCESS OF

£900,000

Boasting a generous plot within this sought after enclave of detached family homes and approaching 2,500 sq ft in size. The property has been extended to provide very flexible accommodation to include 4 reception rooms, 4 good size bedrooms with balcony to the main bedroom and 2 bathrooms. Extensive block pave driveway for six cars with double garage. Viewing is imperative.



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Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus)	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				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



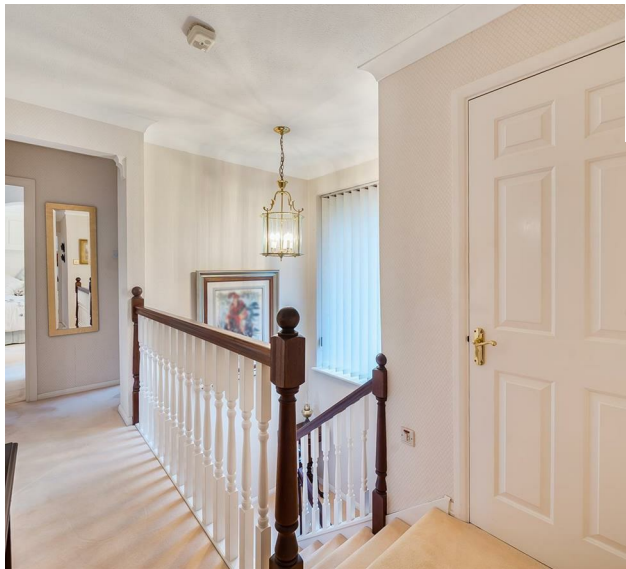


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A rare chance to purchase this hidden gem in a sought after cul-de-sac



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#### The Location

Set on the prestigious Redwood Glade which was developed in 1969 and comprises 62 executive homes —one of the most sought-after addresses in Leighton Buzzard—this property offers a rare opportunity to reside in an exclusive and highly desirable neighbourhood. The area is renowned for its excellent local schooling for all age groups, including the popular Vandyke Academy, within easy reach. Ideal for commuters, the mainline railway station is just a short distance away, offering direct services to London Euston in under 33 minutes, while swift access to the A5 and M1 ensures convenient road connections. Plantation Road also benefits from close proximity to a wealth of local amenities and GP surgeries. The vibrant town centre, just a short stroll away, boasts a range of independent shops, cafés, well-regarded restaurants and supermarkets like Waitrose and Marks and Spencer's. A selection of charming pubs and gastropubs are also nearby, perfect for relaxed evenings or social gatherings. For outdoor enthusiasts, the property is moments from the beautiful Rushmere Country Park, offering scenic walks, cycling routes, and family-friendly green spaces. Also just a stone's throw away is the 18-hole Leighton Buzzard Golf Club, ideal for keen golfers.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID and proof of funds.



#### Ground Floor

You are welcomed into a spacious entrance hallway where the stairs rise to the first floor and doors open to the ground floor accommodation including the cloakroom which has been fitted with a high specification wc with concealed cistern and wash basin recessed into the work top with vanity units under. Double doors open to the formal dining room with sliding patio doors opening to the rear garden. The room is ideally placed since a door leads you directly to the kitchen which also boasts its own breakfast/family room with granite worksurfaces throughout and a separate useful utility/laundry room, with patio doors leading to the garden. The magnificent principal reception room has two defined areas with bay windows to the front and centrally located double sided open grate gas fireplace. From here there is an opening to a dedicated home office with access to the garden and benefits from a mezzanine floor above with window to the side.

#### First Floor

The recently refitted staircase leads to a landing area for the first floor and has doors opening to all four double bedrooms. All of the bedrooms offer the advantage of fitted wardrobes while the principal bedroom has bespoke fitted furniture and luxuriously appointed ensuite bathroom which includes a whirlpool bath, wash basin, wc and bidet. The main bathroom is fitted with a four piece suite to include a separate panelled bath and shower unit.

#### The Outside

A sweeping driveway provides ample parking and turning space and leads to the double garage with two hard wood up and over doors, power and light. There is a large lawned area to the front putting the property in a private set back position with grass verge to the side and a number of mature trees to provide an excellent privacy screen and gives you the feeling of being positioned in the middle of a mature woodland. A pedestrian gate opens to the side of the property which has been laid to artificial grass with a raised timber decked seating area, 2 hole putting green and attractive water features that enhance the overall setting. Moving to the rear of the house is an extensive block pave patio with covered dining and BBQ area. The main part of the south facing rear garden is laid to lawn and, while fully enclosed by a range of fencing and a number of mature beds and borders, a variety of specimen trees sprinkled along the boundaries provides a secluded outlook.

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