



| Egginton | Leighton Buzzard | LU7 9PQ

Offers In Excess Of  
£850,000

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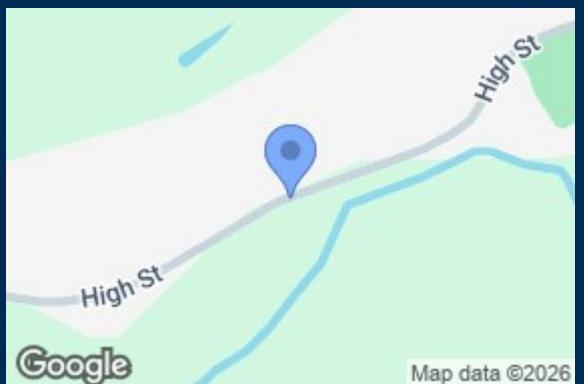
Offers In Excess Of £850,000

An exciting opportunity to move to Claridges Farm. A four bedroom, three bathroom, family home set within an exclusive gated location of just four homes, in the sought after village of Egginton close to Leighton Buzzard for the town centre, train station to London and good schools for all ages. Offering a flexible layout with more than 2500 square feet of living space potential to be a perfect multi generational home with a large rear garden backing onto green space, a good size driveway as well as a garage, this is a family home and opportunity like no other not to be missed. No upper chain.

- Exclusive gated development of just four houses.
- Very good school catchments for all ages.
- Plenty of driveway parking as well as a garage.
- Six minute drive to Leighton Buzzard town centre and train station for links to London.
- A superb family home.
- No upper chain.
- Great size garden with potential to extend (subject to necessary permissions.)
- Four bedrooms, three bathrooms and three reception rooms.
- Backing onto countryside and woodland. Excellent outlooks/views.







Approximate Gross Internal Area  
 Ground Floor = 117.6 sq m / 1,266 sq ft  
 First Floor = 88.9 sq m / 957 sq ft  
 Garage = 28.1 sq m / 302 sq ft  
 Total = 234.6 sq m / 2,525 sq ft

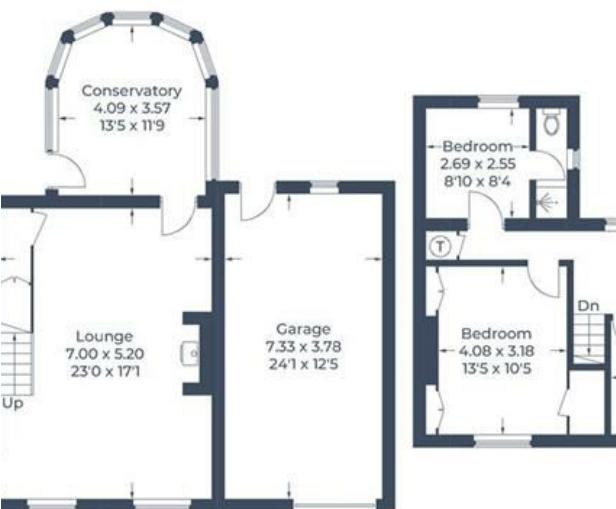


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	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

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