



Marley Fields | | Leighton Buzzard | LU7 4WJ

Asking Price £525,000

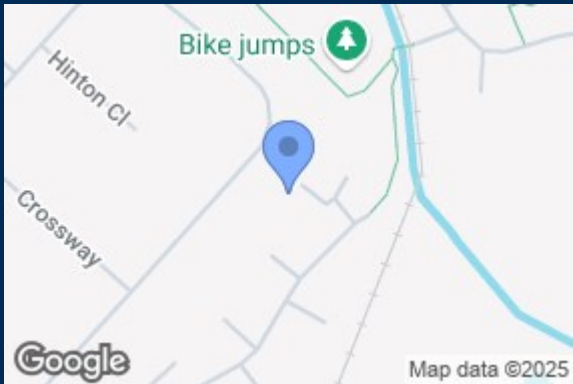
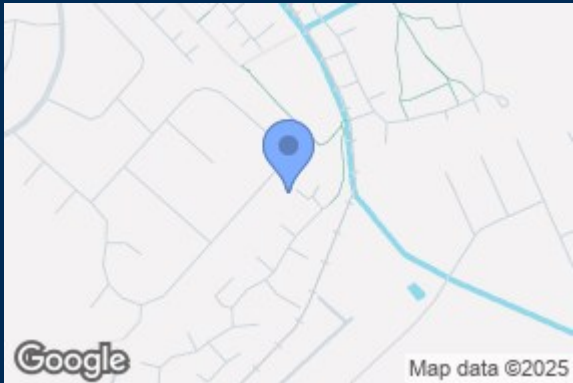
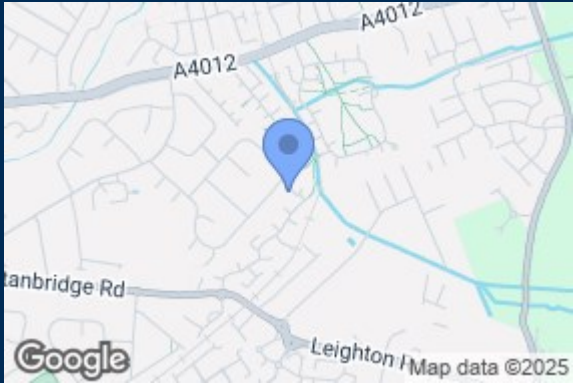
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This beautifully presented four bedroom detached family home enjoys one of the largest plots with so much parking on offer, a brilliant size garden as well as an outbuilding which is currently in use as an office and gym. The home itself has been modernised and features a gorgeous open plan kitchen/dining family room, a utility room/cloakroom and a second reception room which is an ideal study/play room. Upstairs you have four good size bedrooms and two modern bathrooms. With a complete upper chain an internal viewing is highly recommended.

- A spacious four bedroom detached family home on one of the largest plots on Marley Fields.
- Second reception room, a great play room or TV room.
- Brilliant size low maintenance south west facing garden.
- Enormous driveway with plenty of parking space for cars/vans/large vehicles if required.
- Huge open plan newly fitted kitchen, living and dining room, ideal for modern living.
- Substantial independent outbuilding, currently used as an office and gym. Ideal for a home business.
- Master bedroom with en suite shower room.
- 20 minute walk to Leighton Buzzard centre as well as open countryside and the Grand Union Canal for walking.







Approximate Gross Internal Area
 Ground Floor = 60.2 sq m / 648 sq ft
 First Floor = 51.2 sq m / 551 sq ft
 Outbuilding = 28.8 sq m / 310 sq ft
 Total = 140.2 sq m / 1,509 sq ft



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 (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		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 Not environmentally friendly - higher CO ₂ emissions	
	80		
	61		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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