



Chamberlains Gardens | | Leighton Buzzard | LU7 3AP

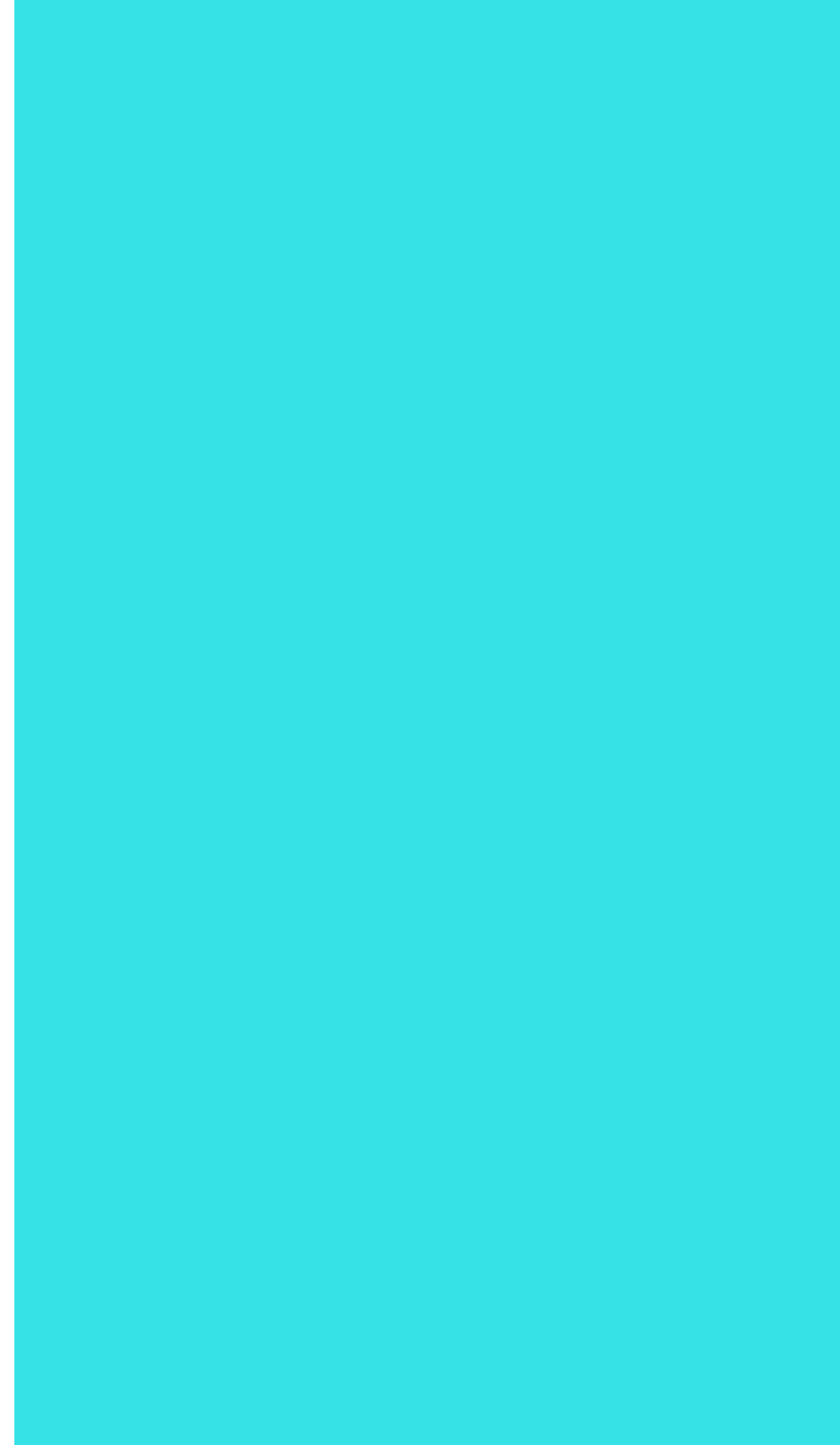
Offers In Excess Of £750,000

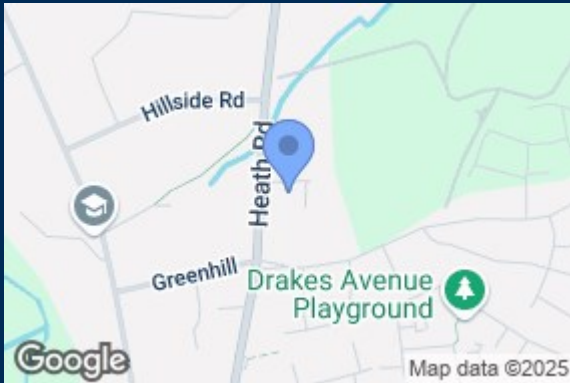
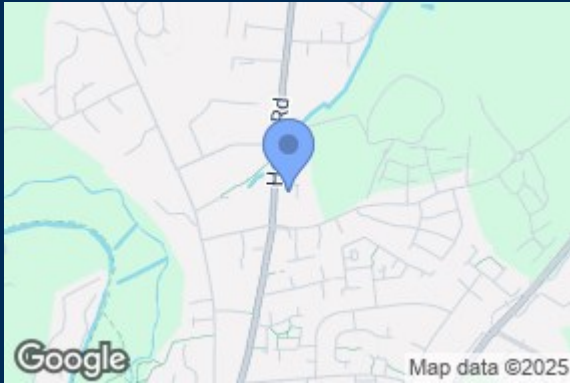
Chamberlains Gardens | Leighton Buzzard | LU7 3AP Offers In Excess Of £750,000

Positioned at the end of a quiet cul-de-sac in a sought-after part of the town, Acacia House is a spacious detached family home offers generous and flexible living accommodation. With four good size four bedrooms (plus dressing room and en-suite to the main bedroom) two bathrooms, and multiple reception areas. A high-spec open-plan kitchen/diner, large living room with fireplace, utility room, and landscaped south facing 0.25 acre garden make it ideal for family living and entertaining. Additional features include a garage, driveway with EV charging point, and excellent transport links to London and the north. Offered for sale with a complete upper chain.

- An extended detached family home in a sought-after cul-de-sac off of Heath Road.
- Four bedrooms including a principal with dressing room and ensuite.
- High-end German kitchen with Siemens/Neff appliances and 25ft dining area.
- Large private south facing landscaped rear garden with patio and raised lawn.
- Spacious driveway providing lots of parking with garage and electric vehicle charging point.
- Large dual-aspect living room with open fireplace and garden access.
- Utility room with extra storage and internal access to the garage.
- Modern family bathroom with four-piece suite.







Approximate Gross Internal Area
 Ground Floor = 119.3 sq m / 1,284 sq ft
 First Floor = 70.9 sq m / 763 sq ft
 Total = 190.2 sq m / 2,047 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Fine Homes Property

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(13-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Duck End
 Great Brickhill
 Buckinghamshire
 MK17 9AP

01525 261100
 enquiries@finehomesproperty.co.uk