



Chamberlains Gardens | | Leighton Buzzard | LU7 3AP

Offers In Excess Of £750,000

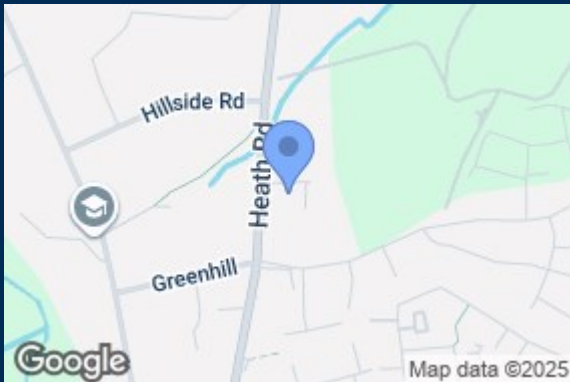
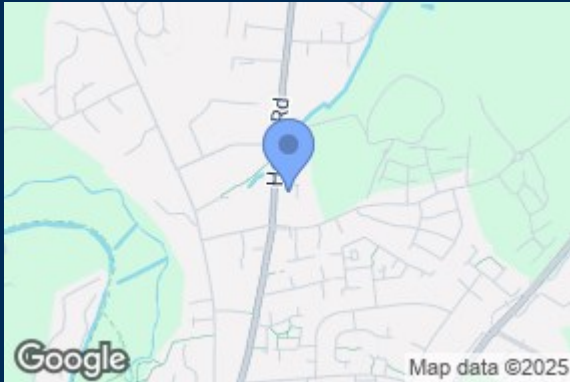
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Positioned at the end of a quiet cul-de-sac in a sought-after part of the town, Acacia House is a spacious detached family home offers generous and flexible living accommodation. With four good size bedrooms (plus dressing room and en-suite to the 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<div> <div>Very energy efficient - lower running costs</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <div>Not energy efficient - higher running costs</div> </div>			
70		81	
England & Wales		EU Directive 2002/91/EC	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <div>Not environmentally friendly - higher CO₂ emissions</div> </div>			
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