



Goldfinch Road | | Leighton Buzzard | LU7 4BT

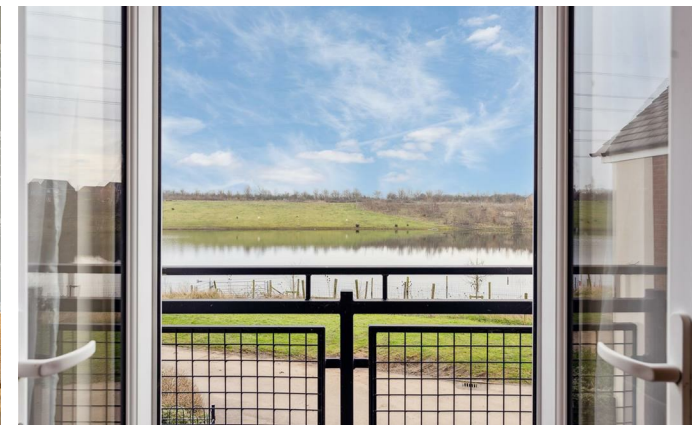
Offers In Excess Of  
£220,000



Goldfinch Road |  
Leighton Buzzard | LU7 4BT  
Offers In Excess Of £230,000

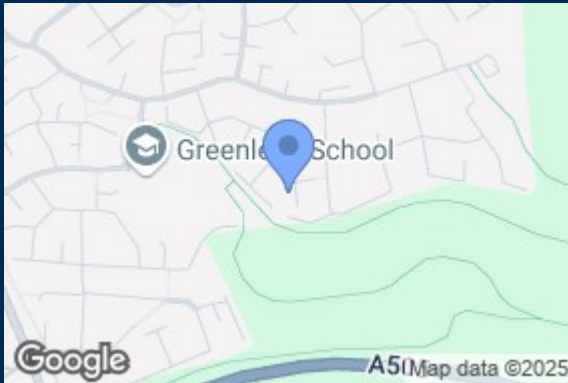
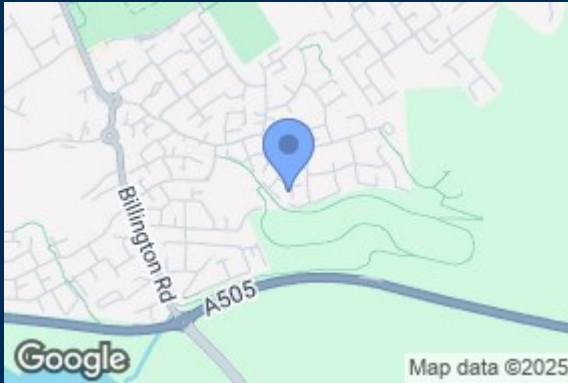
This beautifully presented, two double bedroom, maisonette/coach house offers contemporary living with wonderful lake views from your lounge and walks on your doorstep. With a covered carport, private garden and an open plan kitchen living room. It's all located just six minutes from Leighton Buzzard's town centre. With fast connections to London Euston, you can enjoy peaceful surroundings as well as effortless links to the city. No upper chain.

- A two double bedroom first floor maisonette with its own independent front door.
- Contemporary, bright, kitchen and living area with Juliet balcony with wonderful lake views.
- Fantastic scenic lakeside walking routes just moments away.
- Private garden space ready to be transformed.
- No stamp duty for first time buyers.
- Covered carport for parking and storage. Further on road parking available.
- Juliet balcony off of the living room with wonderful lake views.
- Well fitted kitchen and bathrooms.
- Close to fast transport links and Leighton Buzzard town centre and train station with direct links to London Euston.
- Being sold with a complete upper chain.









Approximate Gross Internal Area  
 Ground Floor = 5.5 sq m / 59 sq ft  
 (Excluding Car Port)  
 First Floor = 65.2 sq m / 702 sq ft  
 Total = 70.7 sq m / 761 sq ft

~ 1.5m / 5'0



## First Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
73		74	
England & Wales		EU Directive 2002/91/EC	
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		EU Directive 2002/91/EC	

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