



Clay Furlong | | Leighton Buzzard | LU7 4TR

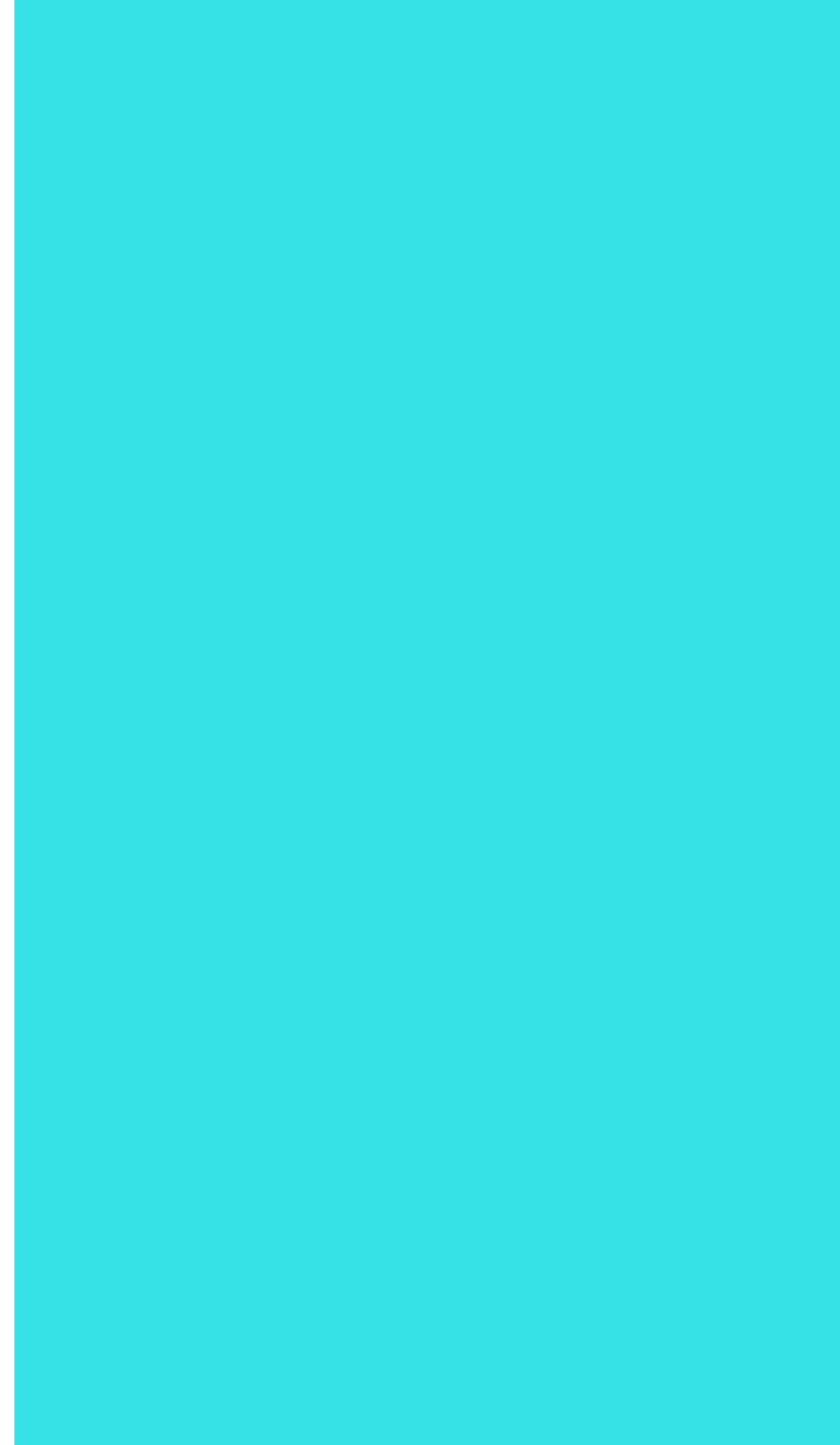
Offers In Excess Of
£200,000

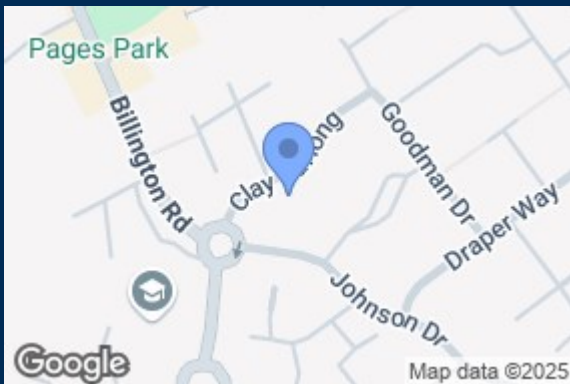
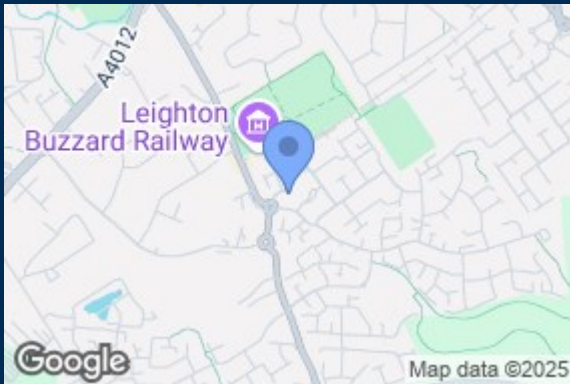
Clay Furlong |
Leighton Buzzard | LU7 4TR
Offers In Excess Of £200,000

Situated in a sought-after area of Leighton Buzzard, this well-presented two-bedroom maisonette with its own private front door offers a mix of modern living and practicality. With an open-plan living space with a stylish kitchen, and two well-proportioned bedrooms, this home is perfect for first-time buyers, downsizers, commuters or investors. There is also a garage with power and lighting, With excellent transport links, local amenities, and contemporary interior, this property provides both comfort and convenience in a prime location.

- A spacious two-bedroom maisonette with its own private entrance.
- Stylish bathroom with a contemporary white suite and overhead shower.
- Versatile second bedroom, ideal as a guest room, office, or dressing room.
- Perfect for first-time buyers, downsizers, commuters or investors.
- Bright open-plan living space with a modern kitchen and living area.
- Master bedroom with built-in wardrobes for ample storage.
- Single garage with power and lighting.
- Close to local shops, supermarkets, and Leighton Buzzard's vibrant town centre.







Approximate Gross Internal Area
 First Floor = 47.4 sq m / 510 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 61.6 sq m / 663 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © C3 Property Marketing Produced for Fine Homes

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	
<div><div>92-100</div><div>A</div></div> <div><div>81-91</div><div>B</div></div> <div><div>69-80</div><div>C</div></div> <div><div>55-68</div><div>D</div></div> <div><div>39-54</div><div>E</div></div> <div><div>21-38</div><div>F</div></div> <div><div>1-20</div><div>G</div></div> <div>Not energy efficient - higher running costs</div>		<div>75</div> <div>75</div>		<div><div>92-100</div><div>A</div></div> <div><div>81-91</div><div>B</div></div> <div><div>69-80</div><div>C</div></div> <div><div>55-68</div><div>D</div></div> <div><div>39-54</div><div>E</div></div> <div><div>21-38</div><div>F</div></div> <div><div>1-20</div><div>G</div></div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
England & Wales		EU Directive 2002/91/EC		England & Wales	

Duck End
 Great Brickhill
 Buckinghamshire
 MK17 9AP
 01525 261100
enquiries@finehomesproperty.co.uk