



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**Willow Bank Walk, Leighton Buzzard | Guide Price £135,000**  
**Call us today on 01525 300899**



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Hunters are pleased to offer this spacious one bedroom upper floor maisonette, located within a sought after location and offered with NO CHAIN.**

**This property is suitable for a CASH BUYER ONLY as the property will require a lease extension. This ideal buy to let home boasts an entrance hall, lounge, kitchen, bedroom and bathroom. Outside there is a garage in block with parking to the front.**

**The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.**

#### Entrance Hall

Entrance via composite part glazed door. Coir matting.  
Stairs rising to first floor.

#### Landing

Fitted carpet. Airing cupboard. Storage cupboard housing boiler. Radiator. Access to loft.

#### Lounge

Fitted carpet. Radiator. Double glazed windows to rear aspect.

#### Kitchen

A range of wall and base units with worktop over. Stainless steel sink with drainer. Tiled splash back. Space for freestanding fridge/freezer, washing machine and oven. Double glazed window to front aspect.

#### Bedroom

Fitted carpet. Radiator. Double glazed window to rear aspect.

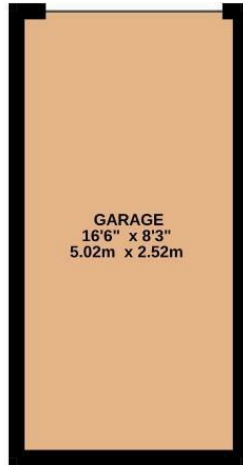
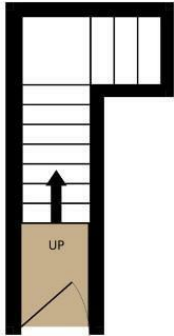
#### Bathroom

White three piece suite comprising; Panelled bath with shower over. Wash hand basin. W.C. Part tiled walls. Radiator. Double glazed opaque window to front aspect.

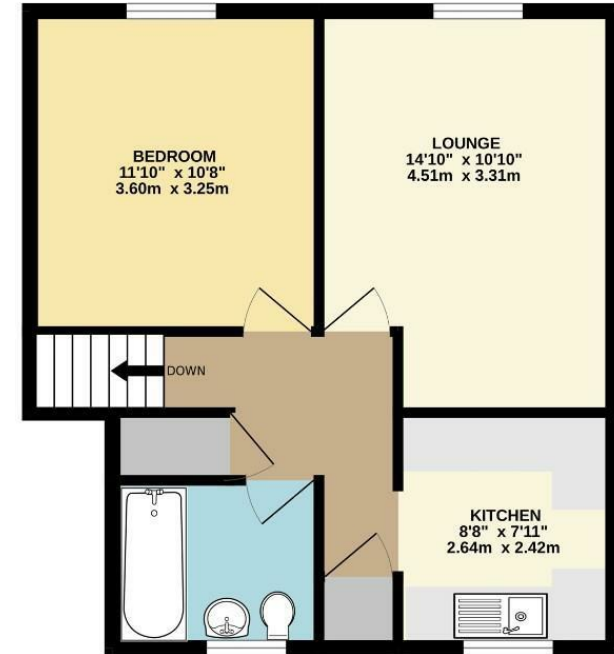
#### Garage and Parking

Up and over door. Parking to the front.

GROUND FLOOR  
179 sq.ft. (16.6 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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