



Windsor Avenue, Leighton Buzzard
LU7 1AP

Guide Price £425,000



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DESCRIPTION

Hunters are delighted to offer this three bedroom detached family home, located within walking distance of the Town Centre and offered with NO UPPER CHAIN.

The property comprises; entrance hall, cloakroom, kitchen breakfast room, utility and spacious lounge/diner. Upstairs there are three bedrooms and a well-appointed shower room.

Externally the property offers ample driveway parking, enclosed landscaped rear garden and garage.

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.



ROOMS

Entrance Hall

Entrance via UPVC part glazed door. Double glazed opaque window to front aspect. Fitted carpet. Radiator. Stairs rising to first floor.

Cloakroom

Two piece suite comprising; Inset vanity wash hand basin. W.C. Tiled walls. Vinyl flooring. Radiator. Double glazed opaque window to front aspect.

Kitchen Breakfast Room

A range of wall and base units with worktop over. Composite sink. Tiled splash back. Integrated oven. Space for freestanding oven with extractor above. Space for washing machine. Radiator. Vinyl flooring. Double glazed windows to rear aspect. UPVC part glazed door to garden.

Lounge/Diner

Fitted carpet. Feature display electric fireplace. Two radiators. Storage cupboard under stairs. Double glazed window to front aspect. Double glazed windows to rear aspect with double glazed door to garden.

Utility

Fitted carpet. Space for freestanding fridge/freezer.

Landing

Fitted carpet. Radiator. Airing cupboard housing boiler. Access to loft. Double glazed windows to side aspect.

Bedroom One

Fitted carpet. Built in wardrobes. Radiator. Double glazed windows to front aspect.

Bedroom Two

Fitted carpet. Radiator. Built in wardrobes. Double glazed window to rear aspect.

Bedroom Three

Fitted carpet. Radiator. Storage cupboard over stairs. Double glazed window to front aspect.

Bathroom

White three piece suite comprising; Walk in shower. Inset vanity wash hand basin. W.C. Tiled walls. Laminate flooring. Shaver point. Chrome heated towel rail. Double glazed opaque window to rear aspect.

Frontage

Blocked paved driveway. Laid to lawn with mature shrubs. Outside tap. Gated access to garden.

Garage

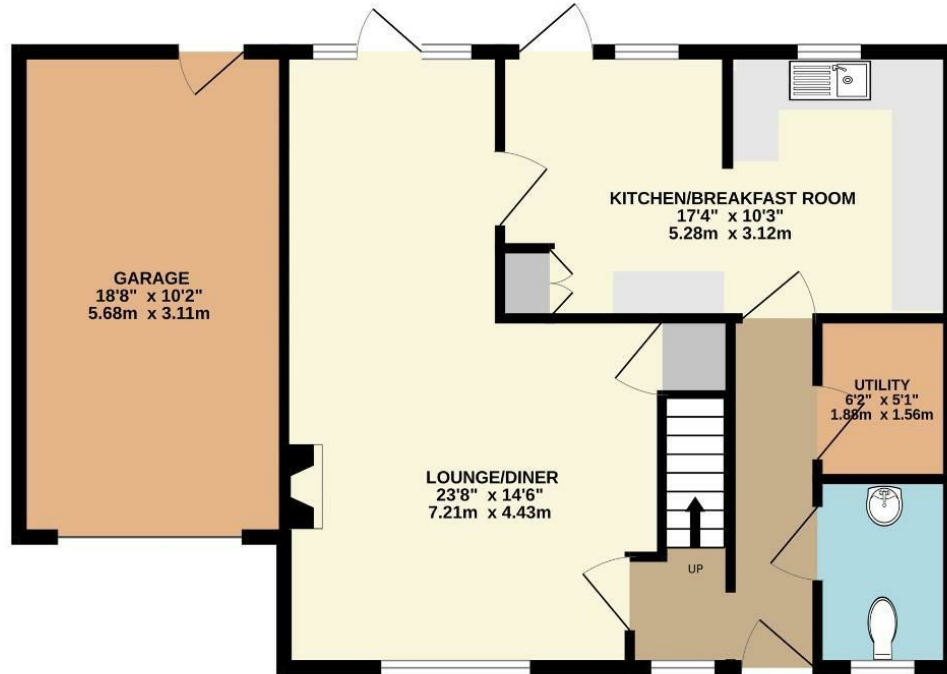
Electric up and over door. Power and lighting. Personal door to rear.

Rear Garden

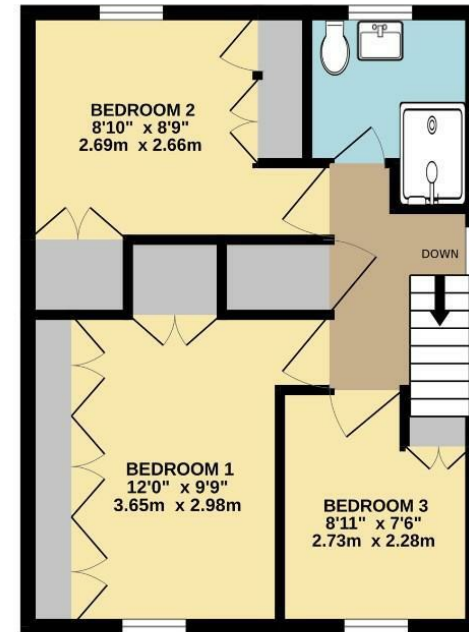
A low maintenance rear garden with mainly decking and patio. Fully enclosed, surrounded by mature shrubs. Gated side access. Outside tap.



GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



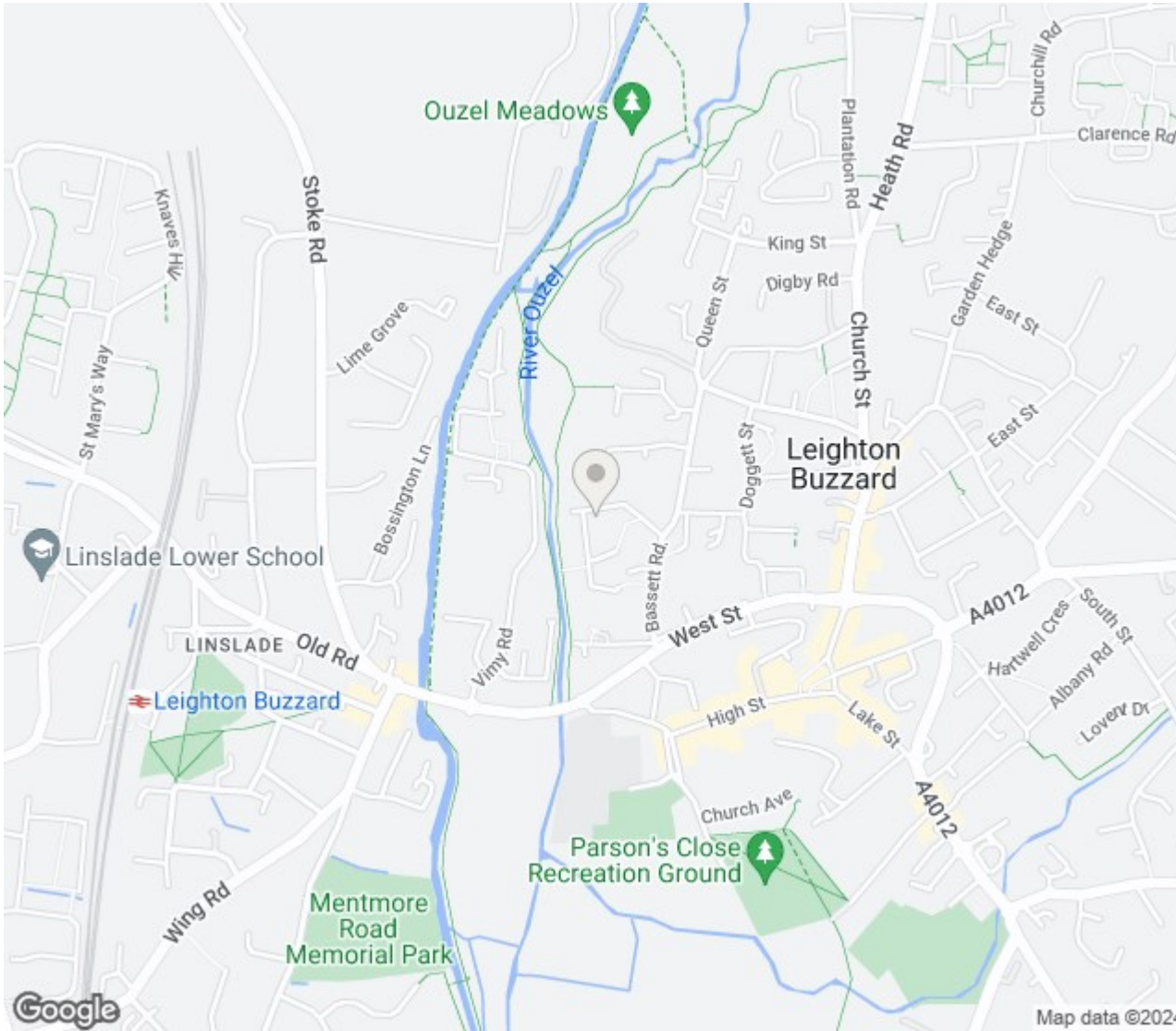
1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



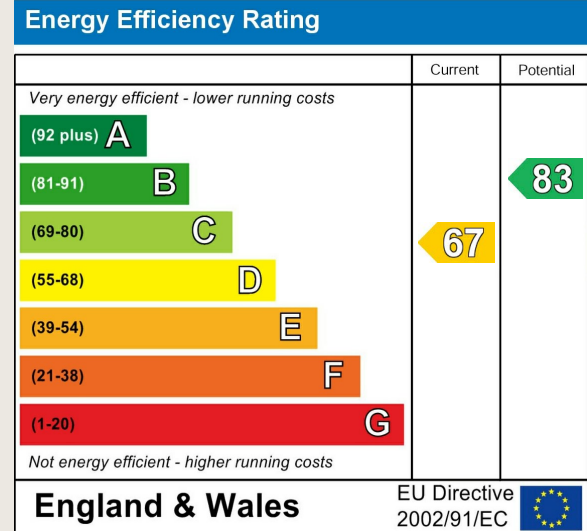
TOTAL FLOOR AREA : 1193 sq.ft. (110.9 sq.m.) approx.

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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ENERGY PERFORMANCE CERTIFICATE



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.

