



Condor Drive, Leighton Buzzard  
LU7 4DX

Offers In Excess Of  
£318,500





# Condor Drive, Leighton Buzzard

## DESCRIPTION

A well presented three bedroom semi-detached family home, situated in the popular development of Sandhills. The property comprises; entrance hall, cloakroom, lounge and kitchen/diner. Upstairs there are three bedrooms, en-suite to master and a family bathroom. The property further benefits from an enclosed garden and driveway parking for multiple vehicles.

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 composite part glazed door. Moduleo flooring. Radiator. Stairs rising to the first floor.

## Cloakroom

White two piece suite comprising; W.C. Wash hand basin. Radiator. Moduleo flooring. Double glazed opaque window to front aspect.

## Lounge

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

## Kitchen/Diner

A range of wall and base units with worktop over. Stainless steel sink with drainer. Integrated double oven with four ring induction hob and extractor above. Space for freestanding fridge/freezer, washing machine and dishwasher. Moduleo flooring. Radiator. Double glazed patio doors to garden. Double glazed window to rear aspect.

## Landing

Fitted carpet. Storage cupboard. Access to loft.

## Bedroom One

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

## En-suite

White three piece suite comprising; Shower. Wash hand basin. W.C. Chrome heated towel rail. Vinyl flooring. Double glazed opaque window to front aspect.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

White three piece suite comprising; Panelled bath. Wash hand basin. W.C. Vinyl flooring. Radiator. Double glazed opaque window to side aspect.

## Frontage

Driveway parking for multiple vehicles. Pathway leading to front door. Gated side access.

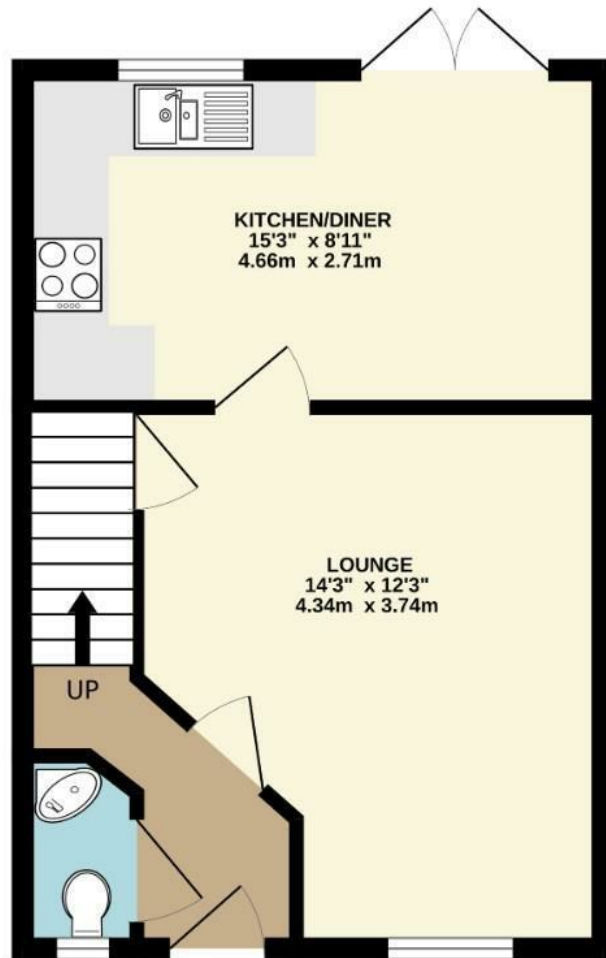
## Garden

Paved patio with gravelled seating area. Fully enclosed, surrounded by mature shrubs. Gated side access. Outside tap. Wooden shed.

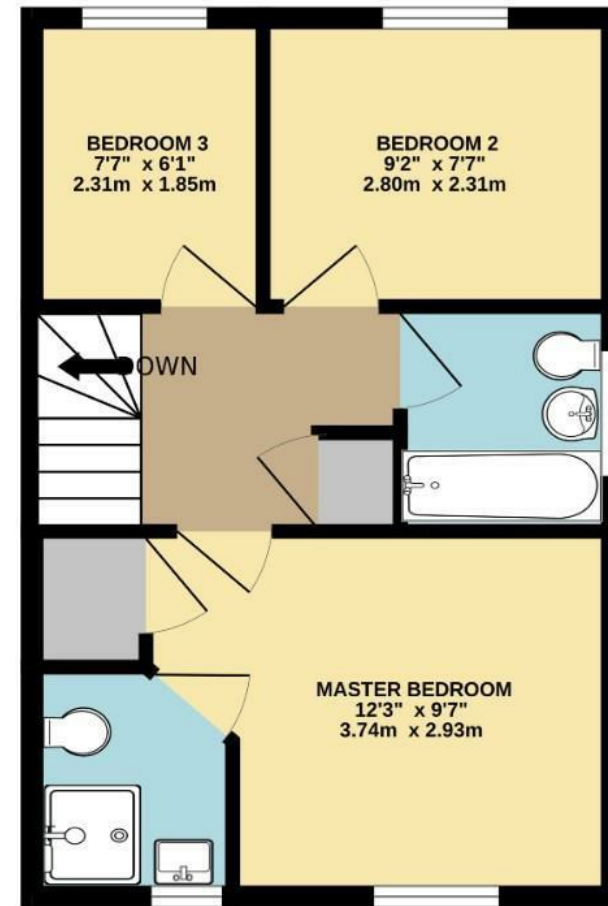




GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



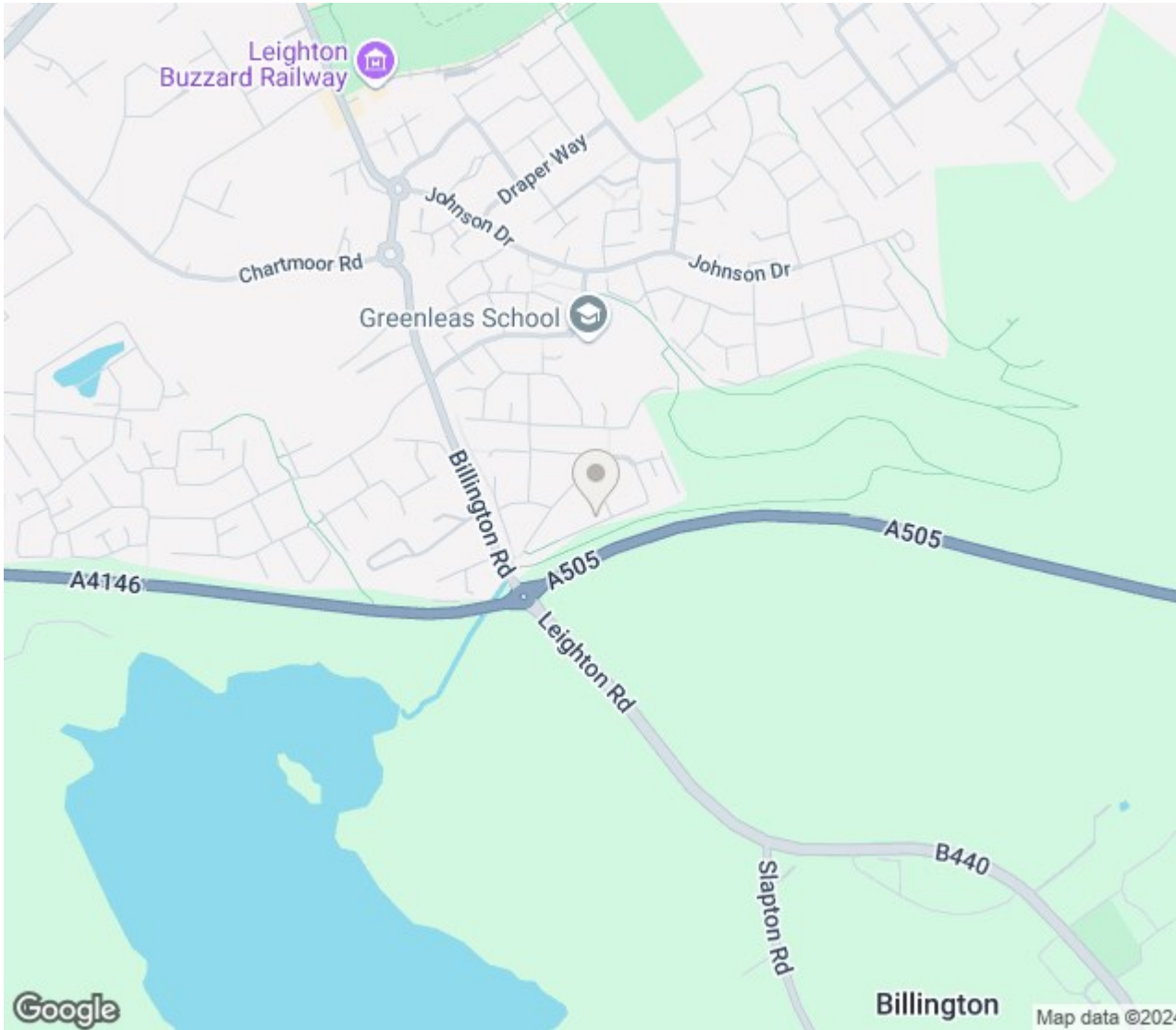
1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.

