



Brookside Walk, Leighton Buzzard
LU7 3LA

Guide Price £320,000

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Brookside Walk, Leighton Buzzard

DESCRIPTION

A well presented three bedroom semi-detached family home, boasting from off road road parking, garage and offered with NO ONWARD CHAIN.

The property comprises; entrance hall, spacious lounge, dining room and kitchen. Upstairs there are three bedrooms and a family bathroom.

Outside the front of the property faces onto the green. To the rear of the property is an enclosed garden, garage and driveway parking.

Benefitting 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
Entry via UPVC double glazed door. Radiator. Wall mounted Worcester boiler. Stairs rising to the first floor.

Lounge
Wood effect flooring. Radiator. Cupboard understairs. UPVC double glazed window to the front aspect. Double doors into;

Dining Room
Wood effect flooring. Radiator. UPVC double glazed sliding doors to the rear aspect.

Kitchen
A range of wall and base units with work surface over. One and a half bowl sink with drainer and mixer tap over. Four ring electric hob with extractor over. Integrated oven, space for fridge/freezer, dishwasher and washing machine. Wood effect flooring. UPVC double glazed window to the rear aspect. Door to the side aspect.

Landing
Fitted carpet, loft access and UPVC double glazed obscure window to the side aspect.

Bedroom One
Fitted carpet, fitted wardrobe and bedside tables. UPVC double glazed window to the front aspect and radiator.

Bedroom Two
Fitted carpet, radiator and fitted wardrobes. UPVC double glazed window to the rear aspect.

Bedroom Three
Fitted carpet, fitted wardrobes and fitted bed frame. UPVC double glazed window to the front aspect and radiator.

Family Bathroom
Three piece suite comprising; bath with glass screen,

mixer tap, shower attachment and shower over. Inset wash hand basin with mixer tap over and drawers under. Dual flush W.C. Vinyl flooring and tiled walls. Heated towel rail. UPVC double glazed obscure window to the side and rear aspect.

Rear Garden
Paving to the rear of the property continuing to gated side and rear access. The remainder is laid to lawn. Access to garage.

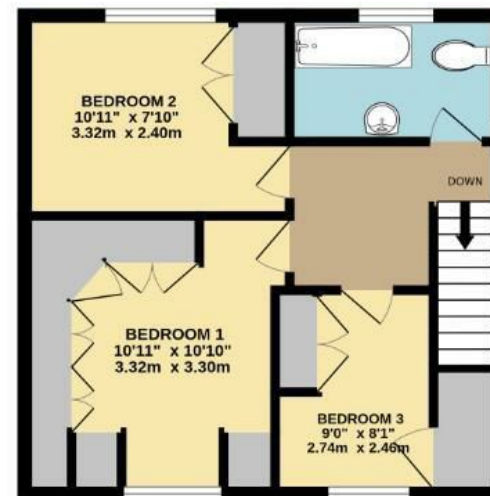
Garage
Metal up and over door. Windows to the side aspect and door to the rear garden.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



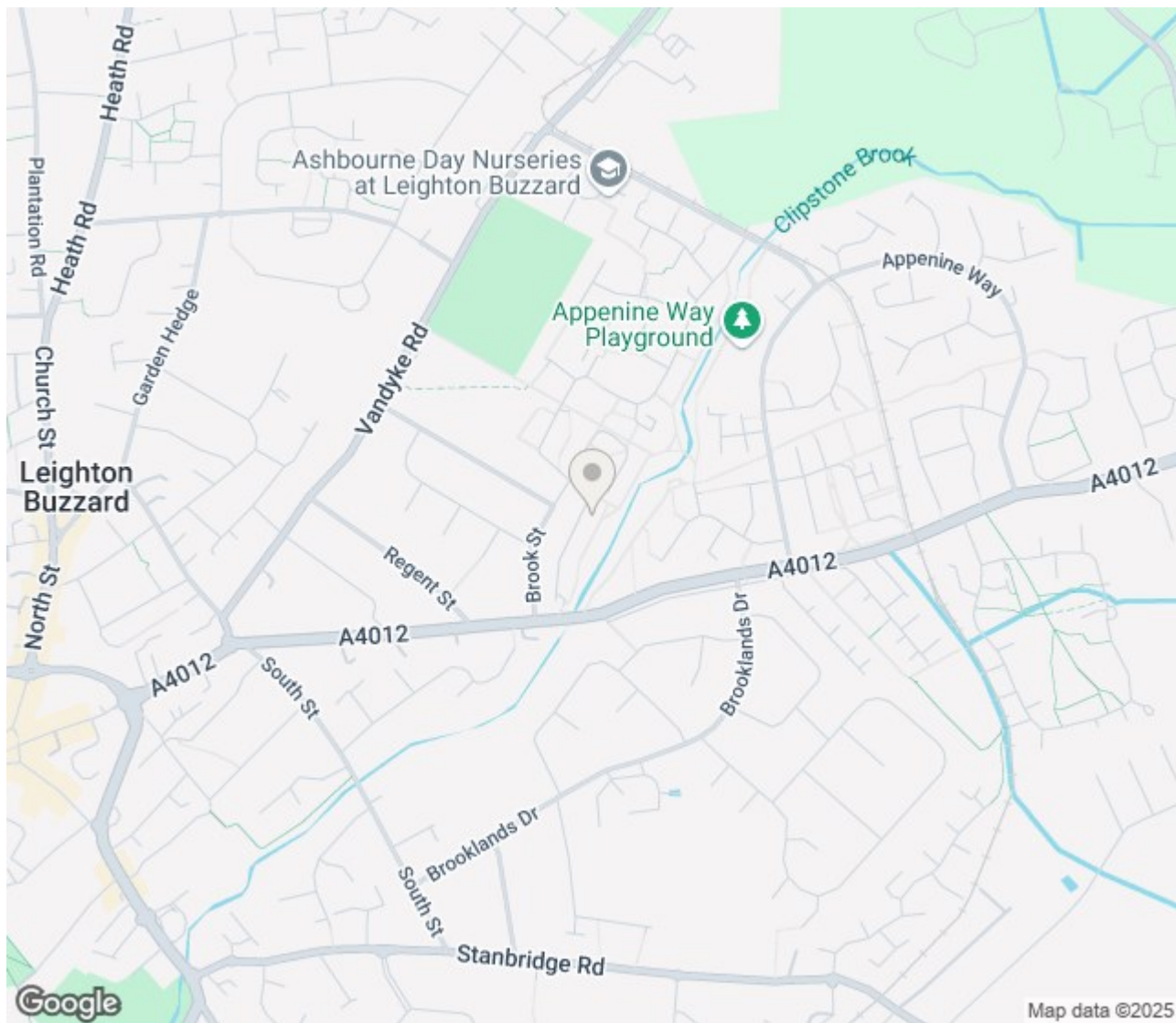
1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.




TOTAL FLOOR AREA : 997 sq.ft. (92.6 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) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

