



Brookside Walk, Leighton Buzzard
LU7 3LA

£1,450 Per Month



Brookside Walk, Leighton Buzzard

DESCRIPTION

**** Please email to enquire or to arrange a viewing ****

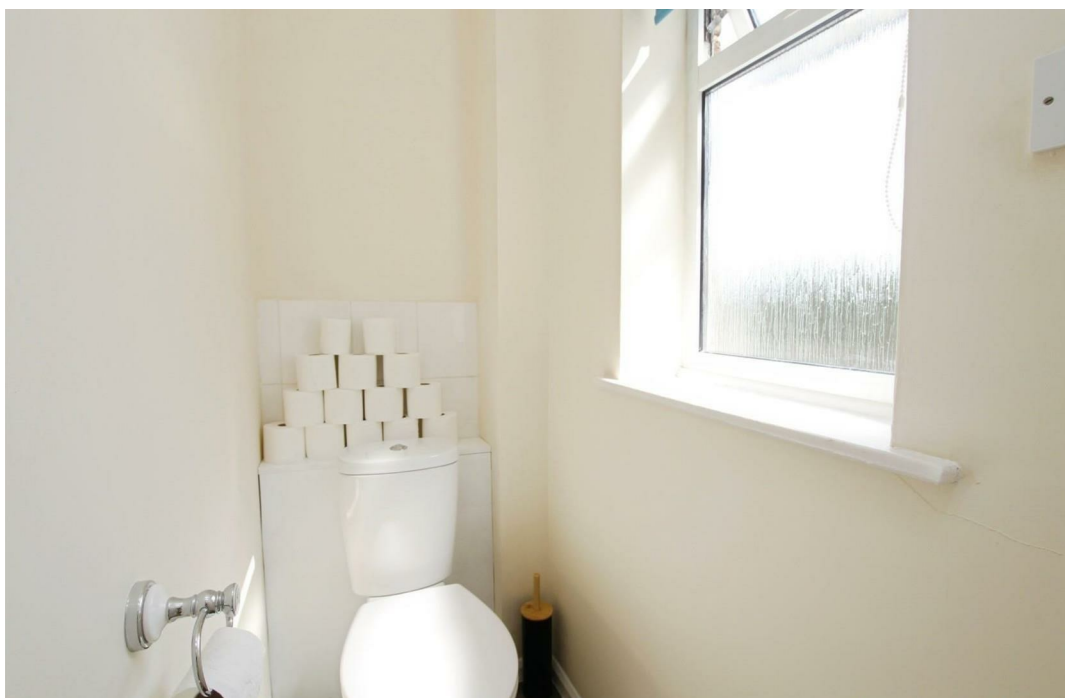
A well presented three bedroom semi-detached family home, boasting from off road road parking and a garage.

The property comprises; entrance hall, spacious lounge, dining room and kitchen. Upstairs there are three bedrooms, shower room and separate W.C.

Outside the front of the property is laid to lawn. 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.

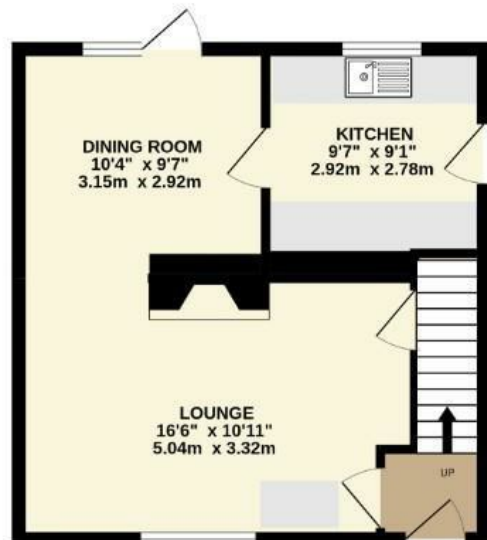
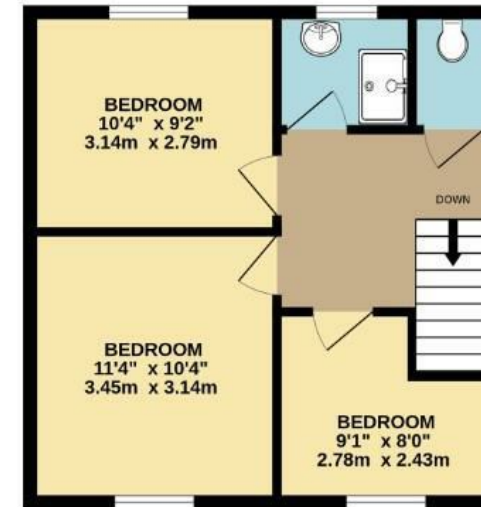




GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

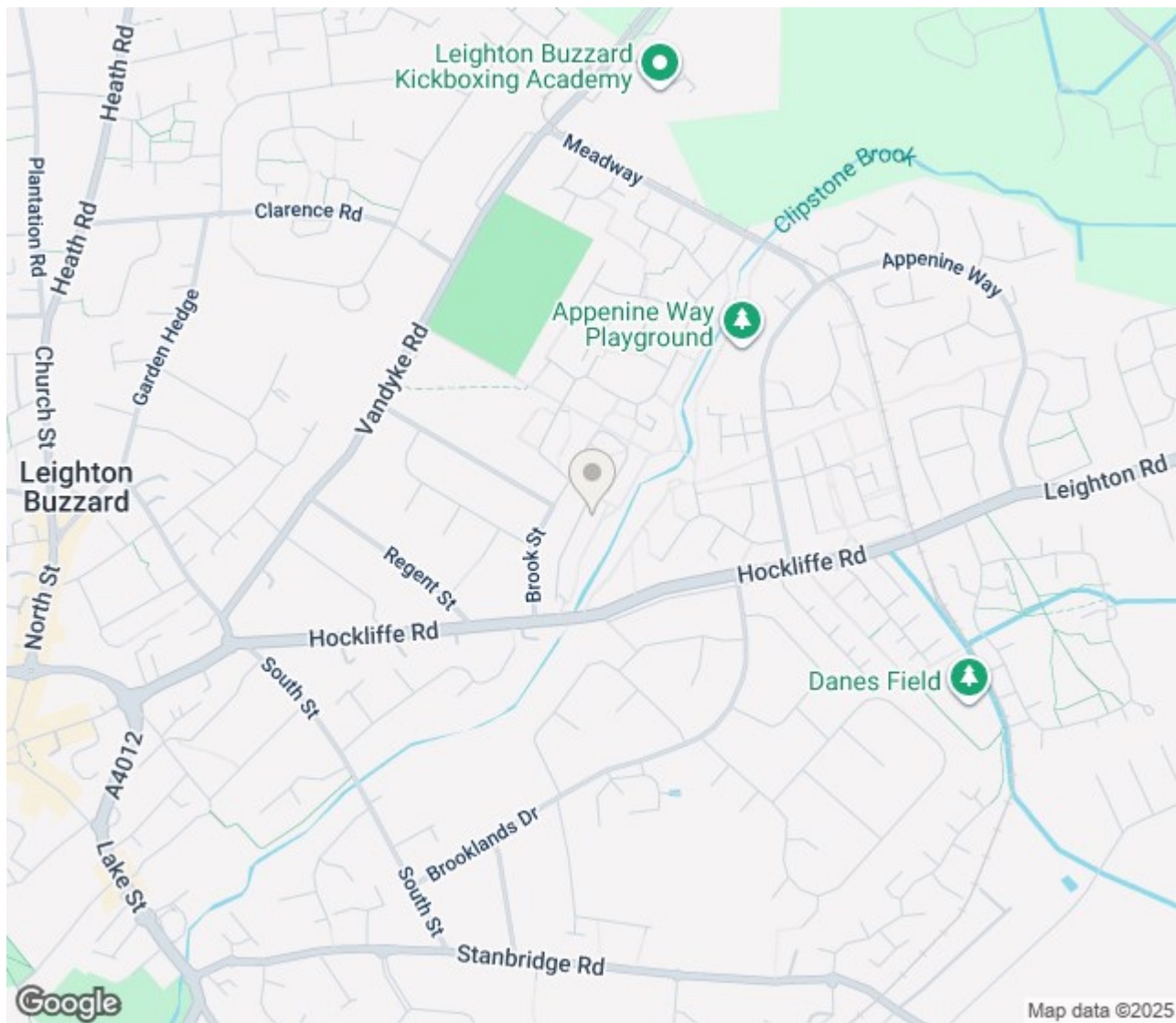


1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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		
(81-91) B		88
(69-80) C	73	
(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	