



# Layco

Your Property, Your Service



## Doggett Street Leighton Buzzard

- FULL FIBRE INTERNET CONNECTION
- gas combi boiler installed 2022
- town centre location
- walking distance of train station
- recently replaced double glazed windows in some rooms
- internal viewing highly recommended



Price £290,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG  
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<https://www.laycoproperties.co.uk>



Layco Properties proudly presents this well presented three bedroom semi-detached home boasting an open plan kitchen/dining room, spacious living room and a modern bathroom. Additional benefits include driveway parking for two cars, garage, modern gas boiler plus FULL FIBRE INTERNET CONNECTION!

The home is conveniently situated in a no-through road within easy walking distance of the town centre, schools and the train station.

**Entrance Porch:** With a fitted store cupboard and meter cupboard. Door to the entrance hall.

**Entrance Hall:** With wood block flooring, stairs to the first floor with under stairs storage plus a very useful larder cupboard beside the entrance to the kitchen.

**Kitchen/Diner:** An open plan kitchen/diner with window and sliding patio doors to the garden. The kitchen is fitted with a range of wall and floor mounted units with worktops above and a sink and drainer unit. There is an extractor hood and spaces for a cooker, fridge/freezer, washing machine and slim line dishwasher. Tiled floor through to the dining area with views out to the garden.

**Living Room:** A spacious room with a large window to the front aspect fitted with acoustic coating.

**Landing:** Storage cupboard, cupboard housing the gas combi boiler (installed 2022) and access to the loft.

**Bedroom One:** A generous double bedroom with window to the rear aspect.

**Bedroom Two:** A double bedroom with window to the front aspect.

**Bedroom Three:** A single bedroom with a fitted storage cupboard (deep). This room would also make a fantastic office for anyone working from home.

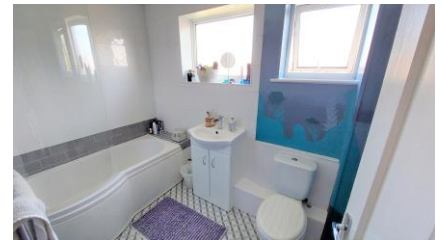
**Bathroom:** Fitted with a modern white suite comprising; bath with shower above, WC and hand basin. Tiled floor, partly tiled walls and two windows to the rear aspect.

**Outside:**

**Front Garden:** To the front of the property is a driveway with parking for two cars. Area laid to lawn and gated side access to the rear.

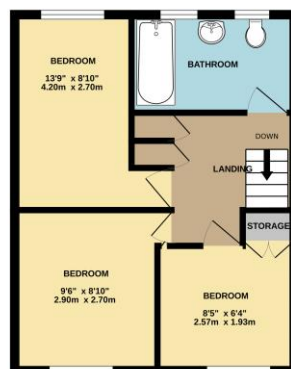
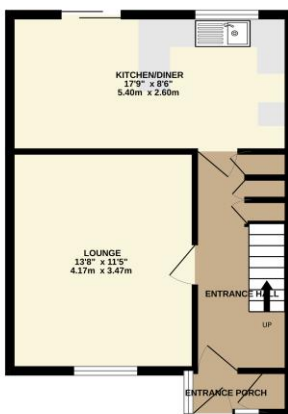
**Rear Garden:** A private garden enclosed by fencing with patio, main area laid to lawn and benefiting from a brick built storage shed.

**Garage:** Situated in a nearby block, a single garage and up and over door.



GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing dimensional data, 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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