



**Connells**

Lactans Edge  
Leighton Buzzard





## Property Description

Welcome to this charming three-bedroom semi-detached townhouse nestled within the desirable Roman Gate community. Originally crafted by Persimmon, this residence boasts a private driveway and ample parking, ensuring convenience for residents and guests alike. Situated in a secluded cul-de-sac setting, the property offers tranquillity and privacy, with a rear garden perfect for relaxation or entertaining.

Presented to a high standard, this home features a well-designed layout ideal for modern living. Its proximity to shops and amenities ensures convenience, while being within the catchment area of a reputable school adds to its appeal for families.

Furthermore, excellent transport links to the A5 and M1 motorway make commuting a breeze, offering seamless connectivity to the nearby cities of Hemel Hempstead, Milton Keynes and beyond. Don't miss the opportunity to make this property your own and enjoy the best of suburban living combined with urban accessibility!

## Entrance Hall

Vinyl Flooring.

## Cloakroom

Wash hand basin. WC. Extractor fan.

## Lounge

14' 5" x 11' 10" ( 4.39m x 3.61m )

Double glazed window to front. Under stairs cupboard. Radiator. Vinyl flooring.

## Kitchen

11' 9" x 8' 9" ( 3.58m x 2.67m )

Double glazed window to rear. Fitted kitchen with wall and base units. Sink and drainer. Integrated fridge freezer. Integrated washing machine. Gas hob with cooker hood over. Radiator. French doors. Vinyl flooring.

## Landing

Radiator. Cupboard. Carpeted flooring.

## Bedroom One

16' 2" max x 8' 5" ( 4.93m max x 2.57m )

Restricted head height. Double glazed window to front. Radiator. Loft access. Carpeted flooring.

## En-Suite To Bedroom One

Sky light. Shower cubicle. WC. Wash hand basin with tiled splashback. Extractor fan. Vinyl flooring.

## Bedroom Two

13' max x 11' 11" max ( 3.96m max x 3.63m max )

2 double glazed windows. Radiator. Carpeted flooring.

## Bedroom Three

11' 11" x 6' 4" ( 3.63m x 1.93m )

Double glazed window to rear. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. WC. Wash hand basin. Bath with shower over. Vinyl flooring.

## Rear Garden

Mainly laid to lawn. Patio. Decking area. Standing for shed. Side access.



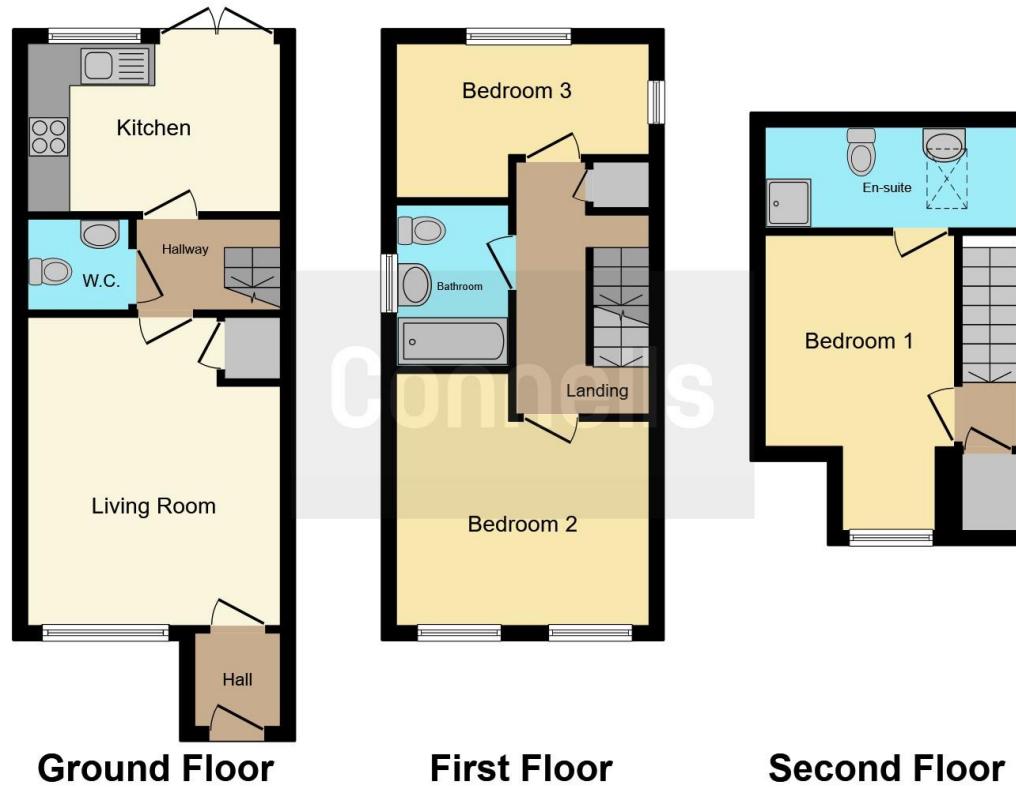












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

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Tenure: Freehold



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