



**Connells**

Windsor Avenue  
Leighton Buzzard





## Property Description

Welcome to your new family sanctuary, nestled within easy reach of the bustling town centre.

Step inside this three-bedroom home and discover a haven of comfort and convenience. The converted garage now boasts a sleek downstairs shower room, offering a touch of modern luxury. The extended kitchen beckons with its spacious layout, providing ample room for culinary creations and lively gatherings. Upstairs, three cosy bedrooms await, accompanied by a family bathroom designed for relaxation. The inviting lounge exudes warmth, while the adjacent dining room sets the stage for cherished family meals and entertaining guests.

Outside, a driveway provides hassle-free parking, while the promise of excellent school catchments adds to the appeal for growing families. Though in need of some modernisations, this charming residence presents an exciting canvas for personalisation, ensuring your family's dream home becomes a reality.

## Entrance Hall

Double glazed door. Double glazed window to side. Carpeted flooring.

## Shower Room

Double glazed window. WC. Wash hand basin in vanity unit. Radiator. Extractor fan. Walk in double shower.

## Lounge

17' 8" x 112' 11" ( 5.38m x 34.42m )  
Double glazed bay window to front. Radiator. Carpeted flooring.

## Dining Room

10' 2" x 8' 4" ( 3.10m x 2.54m )  
Double glazed window to rear. Radiator. Carpeted flooring.

## Kitchen

17' 6" Max x 10' 5" Max ( 5.33m Max x 3.17m Max )  
2 double glazed windows. Fitted kitchen with wall and base units. Sink and drainer. Gas hob with cooker hood over. Plumbing for washing machine. Radiator. Storage cupboard. Integrated fridge freezer. Serving hatch. Door to garden. Vinyl flooring.

## Inner Lobby

Entry to shower room.

## First Floor

## Landing

Loft access. Carpeted flooring.

## Bedroom One

11' 11" x 9' 11" Plus Recess ( 3.63m x 3.02m Plus Recess )  
Double glazed window to front. Fitted cupboard. Radiator. Carpeted flooring.

## Bedroom Two

11' 7" x 8' 8" Max ( 3.53m x 2.64m Max )  
Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

## Bedroom Three

9' x 7' 6" ( 2.74m x 2.29m )  
Double glazed window to front. Radiator. Carpeted flooring.

## Bathroom

Bath with electric shower over. WC. Wash hand basin. Radiator. Fully tiled walls. Vinyl flooring.

## External

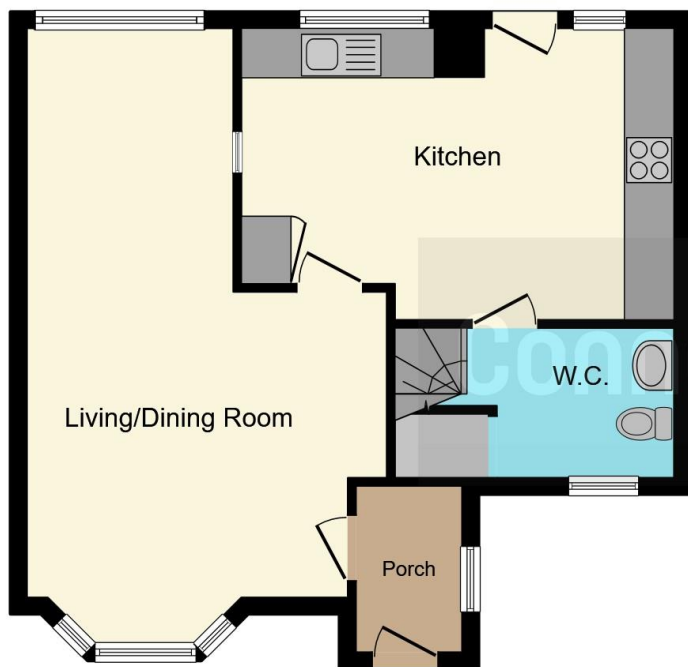
### Front Garden

Laid to lawn. Mature bushes and shrubs. Block paved driveway. Slated area.

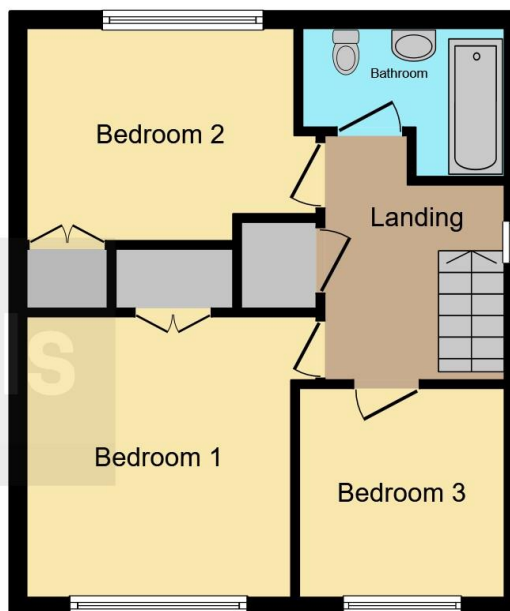
### Rear Garden

Block paved. Large patio. Side access. Shrubs to borders. Outside tap.





**Ground Floor**



**First Floor**

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)

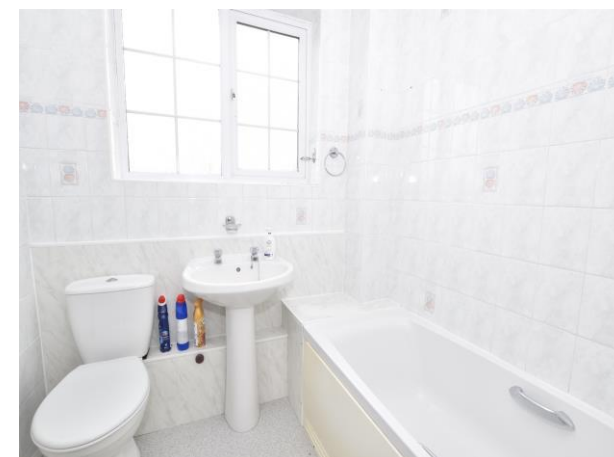
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**EPC Rating: D**

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Tenure: Freehold



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