



Connells

Church Street
LEIGHTON BUZZARD



Property Description

Church Street is situated just north of the town centre making it a short walk to local shops, pubs and restaurants. The town station is only a mile away as the crow flies. The property boasts accommodation a plenty and would suit larger families or families with an independent adult living at home.

The property consists of an entrance hall, lounge diner (with a log burning stove and open fire place), kitchen and second sitting room. From the second sitting room there is a second staircase leading to bedroom four, with an en-suite.

Upstairs there are three bedrooms and a four piece bathroom.

Outside the rear garden is fairly low maintenance with artificial grass and flower beds to borders. At the end of the garden is a summer house complete with power and light, making it a handy space if you work from home.

Lounge

11' x 24' (3.35m x 7.32m)

Double glazed bay window to front. Double glazed window to rear. Radiator. Open fire place. Log burning stove. Wooden laminate flooring.

Kitchen

7' 11" x 18' 10" (2.41m x 5.74m)

2 double glazed windows. Fitted kitchen with wall and base units. Central heating boiler. Belfast sink. Space for fridge freezer. Plumbing for washing machine. Plumbing for dishwasher. Storage cupboard under stairs. Space for gas cooker with cooker hood over. Double glazed door to side.

Landing

Storage under staircase.

Bedroom One

16' max x 10' 1" plus bay window (4.88m max x 3.07m plus bay window)

2 double glazed windows. Radiator. Feature fire place. Carpeted flooring.

Bedroom Two

11' 8" x 7' 5" max (3.56m x 2.26m max)

Double glazed window. Feature fire place. Carpeted flooring,

Bedroom Three

14' 9" max x 13' 11" max (4.50m max x 4.24m max)

Sloped ceilings. Double glazed window. Electric radiator. Laminate flooring.

Bathroom

Velux window. Wash hand basin. WC. Rolled top bath. Shower cubicle. Tiled flooring.

Second Sitting Room

Double glazed door. Radiator. Carpeted flooring.

Bedroom Four

8' max x 13' 6" (2.44m max x 4.11m)

Double glazed window. Velux window. Radiator. Carpeted flooring.

En-Suite To Bedroom Four

Velux window. Shower cubicle. WC. Wash hand basin. Partially tiled walls. Laminate flooring.

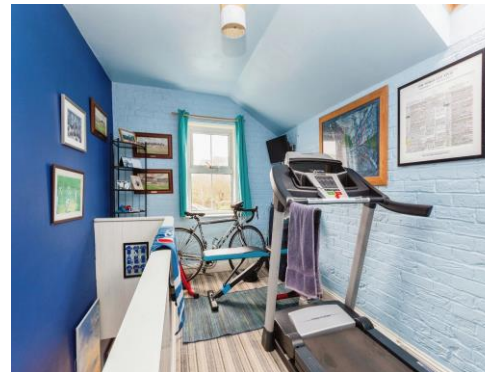
Rear Garden

Outside power. Artificial grass. Decking. Plumbing for hose pipe.

Summer House

9' 11" x 7' 10" (3.02m x 2.39m)

Power and light. Carpeted flooring.









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

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EPC Rating: E

Tenure: Freehold

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