



**Connells**

Woodman Close  
Leighton Buzzard



## Property Description

Introducing a prime opportunity to create your dream home in the heart of a sought-after town centre!

This three-bedroom house, nestled in a tranquil cul-de-sac, awaits your personal touch and renovation expertise. Boasting ample parking including a garage, it offers both convenience and potential. It offers open plan living and three ample sized bedrooms.

Situated within excellent school catchments and mere moments from shops and amenities, this property is ideal for families seeking both comfort and accessibility. With extension potential to the front and rear of this property, seize the chance to craft a bespoke living space tailored to your lifestyle needs. Don't miss out on this rare chance to own a home in such a desirable location!

## Entrance Porch

Radiator. Carpeted flooring.

## Cloakroom

Double glazed window. WC. Wash hand basin. Carpeted flooring.

## Lounge

24' x 16' 9" ( 7.32m x 5.11m )  
Double glazed window. Radiator.  
Carpeted flooring. Patio doors.

## Kitchen

11' x 7' 4" ( 3.35m x 2.24m )  
Wooden framed window. Worcester Bosch boiler. Fitted kitchen with wall and base units. Stainless steel sink and drainer.

## Landing

Double glazed window. Loft access.  
Carpeted flooring.

## Bedroom One

11' x 8' 11" ( 3.35m x 2.72m )  
Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

## Bedroom Two

10' 7" x 9' ( 3.23m x 2.74m )  
Double glazed window. Radiator.  
Airing cupboard. Carpeted flooring.

## Bedroom Three

9' 2" x 7' 3" ( 2.79m x 2.21m )  
Double glazed window. Radiator.  
Carpeted flooring.

## Bathroom

Dual aspect double glazed windows. Radiator. WC. Wash hand basin. Bath with shower over. Full height tiled walls. Carpeted flooring.

## Outside

### Rear Garden

Mainly laid to lawn. Side access. Front access. Parking to rear.

### Garage

16' 7" x 8' 4" ( 5.05m x 2.54m )  
Up & over door.





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: Awaited**

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Tenure: Freehold



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