



**Connells**

Woodman Close  
Leighton Buzzard





## Property Description

Discover the ideal blend of convenience and potential with this inviting three-bedroom semi-detached home.

Nestled close to town, it offers effortless access to shops and schools, perfect for families and busy professionals alike. Boasting a garage and driveway parking, parking dilemmas are a thing of the past.

The property's single-story extension to both the front and rear adds valuable space and versatility, enhancing the living experience. With the potential for further extension, subject to planning permission, the possibilities are endless. Don't miss the chance to transform this property into your dream home in a prime location!

## Entrance Hall

Double glazed front door. Radiator. Laminated flooring.

## Lounge

15' 7" x 13' 6" ( 4.75m x 4.11m )  
Double glazed window to front. Electric fire place. Under stairs cupboard. Radiator. Laminate flooring.

## Dining Room

10' 9" x 8' 9" ( 3.28m x 2.67m )  
Radiator. Storage cupboard. Laminate flooring.

## Snug

8' 7" x 8' ( 2.62m x 2.44m )  
French doors to garden. Radiator. Laminate flooring.

## Kitchen

10' 9" x 7' 5" ( 3.28m x 2.26m )  
Double glazed window to side. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Plumbing for washing machine. Space for fridge freezer. Plumbing for dishwasher. Gas hob with cooker hood over. Electric oven. Under counter heating. Vinyl flooring. (White goods to be included in the sale).

## Lobby

Double glazed door. Vinyl flooring.

## Cloakroom

Double glazed window. WC. Wash hand basin. Heated towel rail. Storage cupboard. Vinyl flooring.

## Landing

Double glazed window. Radiator. Loft access. Carpeted flooring.

## Loft Space

Pull down ladder. Worcester Bosch boiler. Light.

## Bedroom One

10' 7" x 8' 11" ( 3.23m x 2.72m )

Double glazed window. Radiator. Storage cupboard. Fitted wardrobe. Carpeted flooring.

## Bedroom Two

11' x 8' 10" ( 3.35m x 2.69m )

Double glazed window. Radiator. Fitted wardrobe. Carpeted flooring.

## Bedroom Three

7' 8" x 8' 5" ( 2.34m x 2.57m )

Double glazed window. Radiator. Fitted wardrobe. Carpeted flooring.

## Bathroom

Dual aspect double glazed windows. Shower cubicle. Radiator. Wash hand basin in vanity unit. Fully tiled walls. WC. Vinyl flooring.

## Outside

### Front Garden

Laid to lawn with pathway to front door. Bushes & shrubs. Tree.

### Rear Garden

Mono block Driveway. Shrubs & bushes. Side access. Shed. Access to garage. Wooden panelled fencing to borders.

### Garage

16' 5" x 8' 3" ( 5.00m x 2.51m )

Up & over door. Flat roof. Power cables.



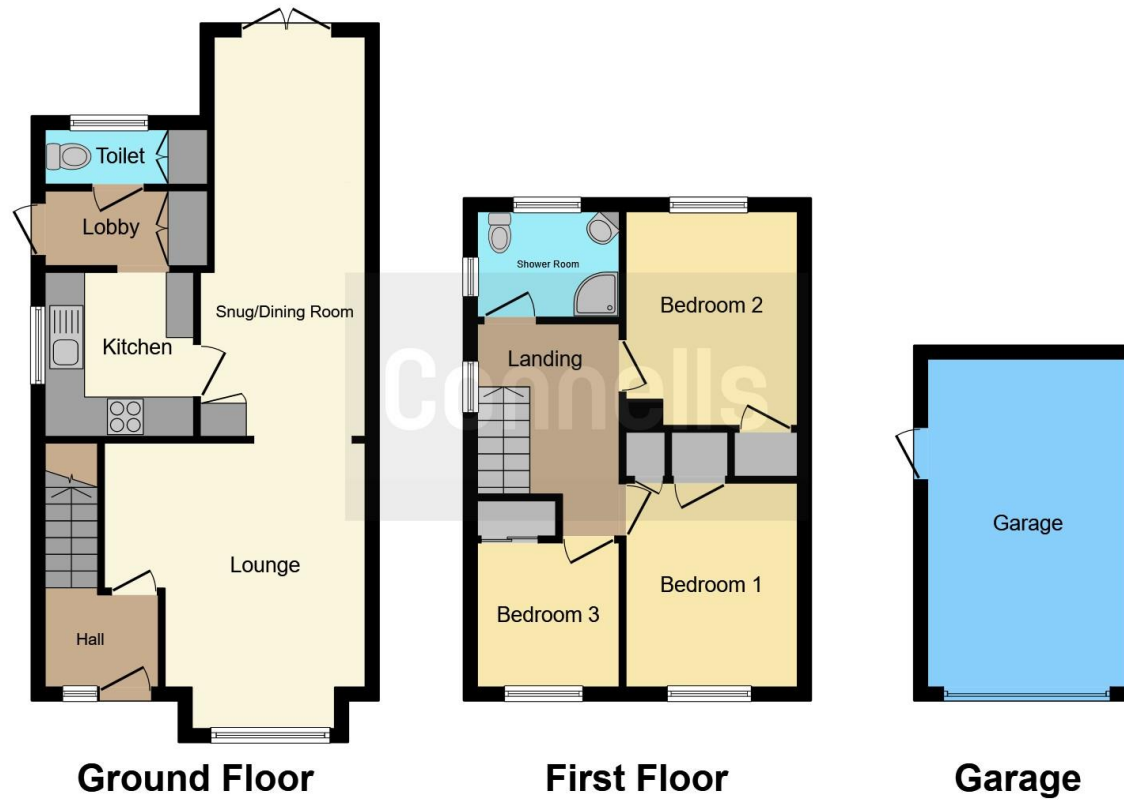












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

**view this property online [connells.co.uk/Property/LBC310863](http://connells.co.uk/Property/LBC310863)**

Tenure: Freehold



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