



Connells

Brooklands Avenue
Leighton Buzzard



Property Description

Welcome to this charming 1940s semi-detached home, cherished by the same family for over 50 years. Nestled in a fantastic location renowned for its excellent schools and just a short walk to the town centre, this property offers a blend of timeless character and modern conveniences.

The home features two spacious double bedrooms and a versatile single bedroom currently set up as a home office.

Enjoy the benefits of a delightful south-westerly facing garden, perfect for afternoon sun, and the convenience of nearby shops.

With a train station approximately 30 minutes' walk away and offered with no upper chain, this much-loved home is ready for its next chapter.

Entrance Porch

UPVC double glazed door. Tiled flooring.

Entrance Hall

Under stairs cupboard. Radiator. Laminate flooring.

Cloakroom

Double glazed window. Wash hand basin. Head height tiling. WC. Tiled flooring.

Lounge

11' 11" max x 10' 11" max (3.63m max x 3.33m max)

Double glazed window. Radiator. Gas fire. Carpeted flooring.

Dining Room

11' 11" x 10' 2" (3.63m x 3.10m)

Patio doors. Radiator. Carpeted flooring.

Kitchen

17' 4" x 7' 3" (5.28m x 2.21m)

2 double glazed windows. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Space for freestanding electric cooker. Extractor fan. Ceramic sink and drainer. Feature column radiator, Plumbing for dishwasher. Plumbing for washing machine. Integral freezer, Space for freestanding fridge. Gas radiator on rear external wall. Double glazed door. Tiled flooring.

Conservatory

9' 9" x 8' 3" (2.97m x 2.51m)

Patio doors. Tiled flooring.

Landing

Double glazed window. Loft access. Carpeted flooring.

Loft Space

Pull down ladder, power and light. Fully boarded and insulated. Boiler

Bedroom One

11' 10" x 11' 7" (3.61m x 3.53m)

Double glazed window. Fully fitted wardrobes, chest of drawers and bedside tables. Radiator. Vanity sink and mirror. Carpeted flooring.

Bedroom Two

10' 10" x 9' 1" (3.30m x 2.77m)

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

Bedroom Three

7' 6" x 7' 7" (2.29m x 2.31m)

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

Bathroom

Double glazed window. WC. Heated towel rail. Jacuzzi bath with shower over. Wash hand basin. Partly tiled walls. Tiled flooring. Extractor fan.

Rear Garden

South westerly facing. Mainly laid to lawn. Paved patio. Shrubs. Outside tap. Water feature. Greenhouse. Side access.

Garage

Up & over door. Power.

Agents Note

PLEASE NOTE

Under the terms of the 1979 Estate Agency Act we confirm that the vendor of this property is an associate of an employee of Connells Estate Agents.

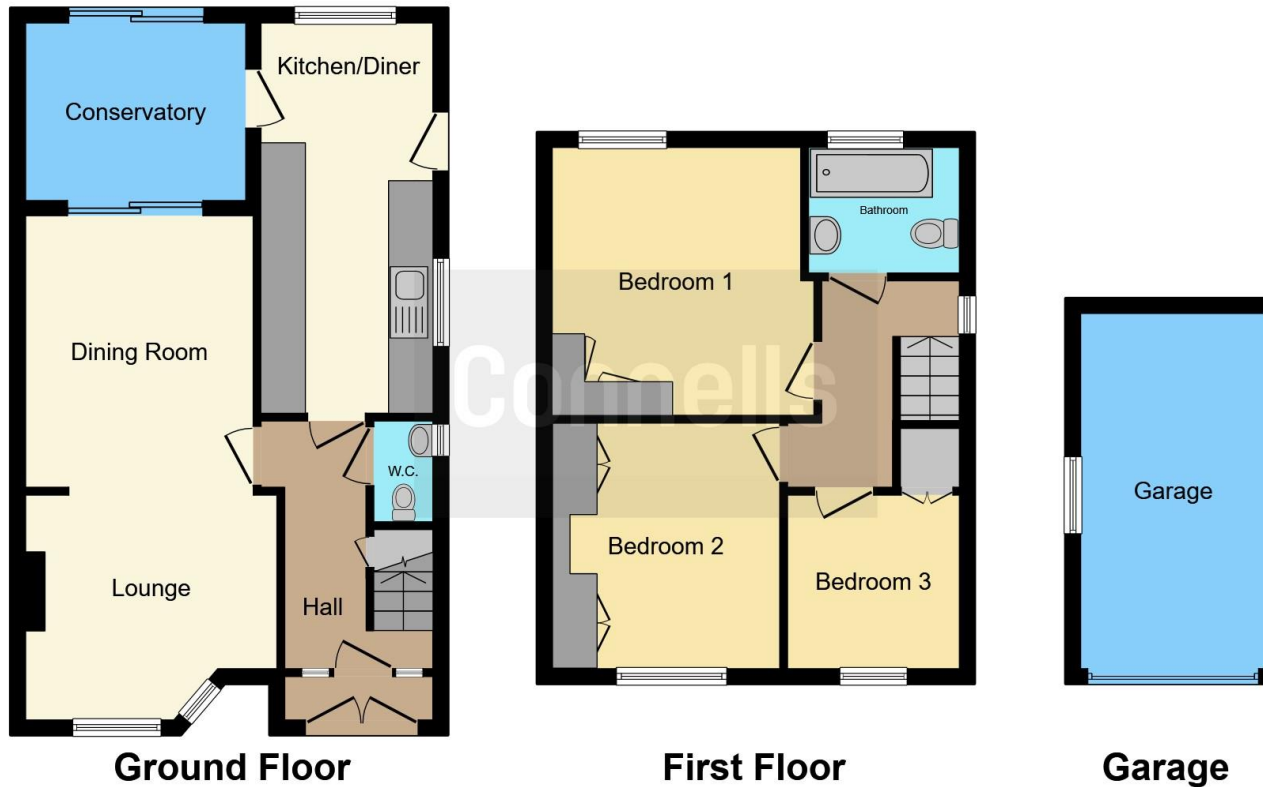
Agents Note

Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.









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

To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: D

view this property online connells.co.uk/Property/LBC310900

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC310900 - 0008