



Connells

Chadwick Crescent
Leighton Buzzard



Property Description

This family home is situated in the popular Clipstone park development sought after for its school catchments and proximity to parks and countryside walks. The development is situated to the east of Leighton Buzzard, providing great commuter links via the A5 and bypass which connects to Aylesbury, Hemel Hempstead, Milton Keynes and the M1.

Downstairs the property consists of an entrance hall, WC, lounge, inner hall and a fully integrated kitchen diner with French doors opening on the patio area of the garden. Upstairs there are three double bedrooms the master of which is on the top floor complete with en-suite. the family bathroom completes the accommodation on the middle floor. Outside there is a small woodchip flower bed for low maintenance to front; a driveway to side long enough for two cars leading to a garage. The westerly facing rear garden means you get sunlight all afternoon.

Entrance Hall

Composite front door. Radiator. Vinyl flooring.

Cloakroom

Wash hand basin. WC. Radiator. Vinyl flooring.

Lounge

15' 1" max plus bay x 12' max (4.60m max plus bay x 3.66m max)

Double glazed bay window. Double glazed window to side. TV point. Under stairs cupboard. Carpeted flooring.

Kitchen/ Dining Room

15' 5" x 10' 5" max (4.70m x 3.17m max)

Double glazed window. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Central heating boiler. Radiator. Gas hob with cooker hood over. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Integrated electric oven. Double glazed french doors.

First Floor Landing

Double glazed window. Stairs rising to Bedroom one. Airing cupboard. Radiator.

Bedroom Two

8' 8" x 13' 6" max (2.64m x 4.11m max)

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

8' 8" x 11' 11" max (2.64m x 3.63m max)
Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. WC. Wash hand basin. Bath with shower over. Extractor fan. Tiling to water sensitive areas. Vinyl flooring.

Second Floor

Bedroom One

21' 6" max plus recess x 15' 4" max (6.55m max plus recess x 4.67m max)
2 double glazed roof windows. 1 double glazed window. 2 radiators. Loft access. Carpeted flooring.

En-Suite To Bedroom One

Double glazed roof window. Double shower cubicle. Extractor fan. WC. Wash hand basin. Heated towel rail. Tiling to water sensitive areas.

Outside

Front Garden

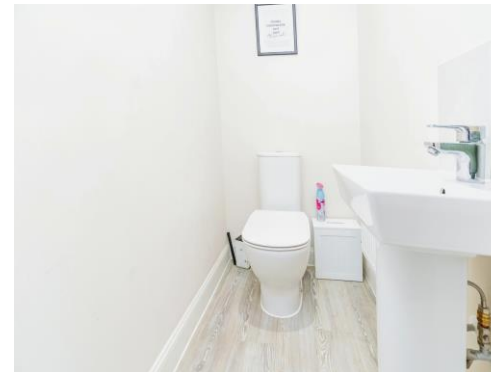
Driveway to side. Wood chip beds with shrubs and bushes.

Rears Garden

Mainly laid to lawn. Access to driveway. Power and plumbing for hose.

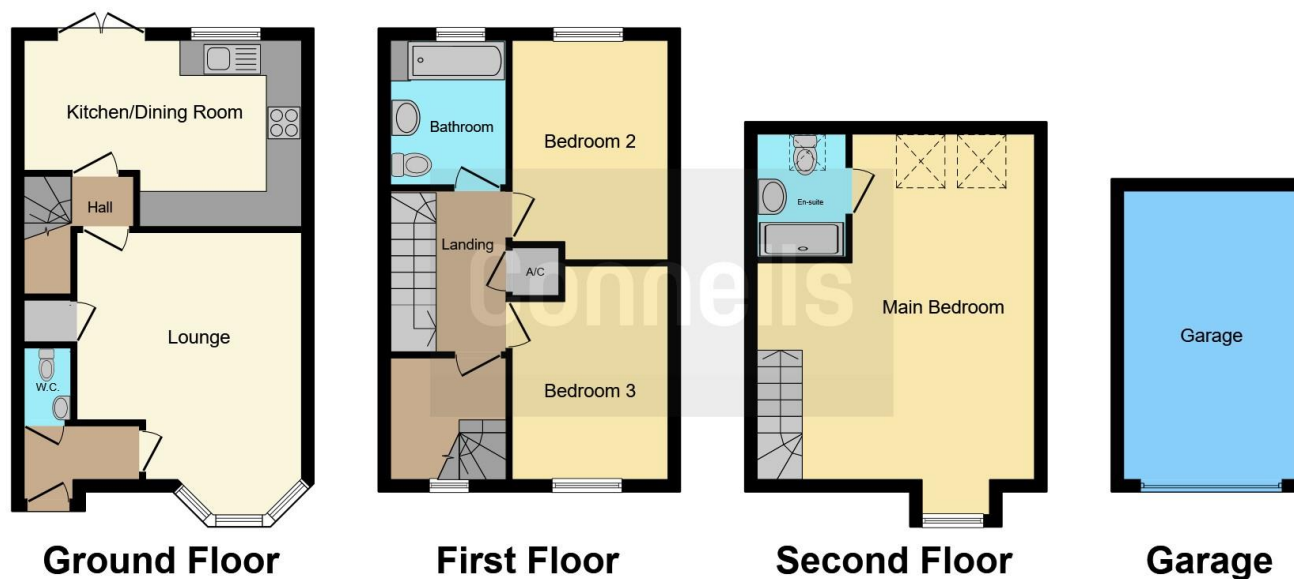
Garage

Up & over door. Power and light.









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: B

Tenure: Freehold

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