



**Connells**

Marley Fields  
LEIGHTON BUZZARD





## Property Description

Connells are pleased to offer this three bedroom family home. It's the ideal layout with an entrance porch to front to take your coats and shoes off before you enter the house via the living room. You enter the separate dining room to rear which lies next to the kitchen which would make a lovely open space should you open the two rooms up. Upstairs there are three bedrooms and a refitted bathroom. Outside there's a small front garden mostly shingle, and low maintenance, the rear garden is a good size with a personal door into the garage which sits to the side.

This family home is situated in Marley fields, sought after for its school catchments and proximity to parks and countryside walks. The area is situated to the south of Leighton Buzzard, providing great commuter links via the bypass which connects to Aylesbury, Hemel Hempstead, Milton Keynes and the M1.

## Entrance Porch

Double glazed door. Laminate flooring.

## Lounge

14' 4" x 14' 7" max ( 4.37m x 4.45m max )  
Double glazed window. Radiator.  
Laminate flooring.

## Dining Room

6' 7" x 10' 3" ( 2.01m x 3.12m )  
Double glazed window. Radiator.  
Laminate flooring.

## Kitchen

7' 9" x 10' 2" ( 2.36m x 3.10m )  
Double glazed window. Fitted kitchen with wall and base units. Plumbing for washing machine. Plumbing for dishwasher. Gas central heating boiler. Gas hob with cooker hood over. Electric oven. Stainless steel sink and drainer.

## Landing

Stairs rising from lounge. Loft access. Storage cupboard.

## Bedroom One

12' 8" x 8' 2" ( 3.86m x 2.49m )  
Double glazed window. Built in wardrobe. Radiator. Laminate flooring.

## Bedroom Two

8' 2" x 9' 5" ( 2.49m x 2.87m )  
Double glazed window. Radiator.

### **Bedroom Three**

6' 2" x 6' 5" ( 1.88m x 1.96m )  
Double glazed window. Radiator. Built in cupboard. Carpeted flooring.

### **Bathroom**

Double glazed window. P-shape bath with shower over. WC. Wash hand basin. Heated towel rail. Extractor fan. Fully tiled walls.

### **Outside**

#### **Rear Garden**

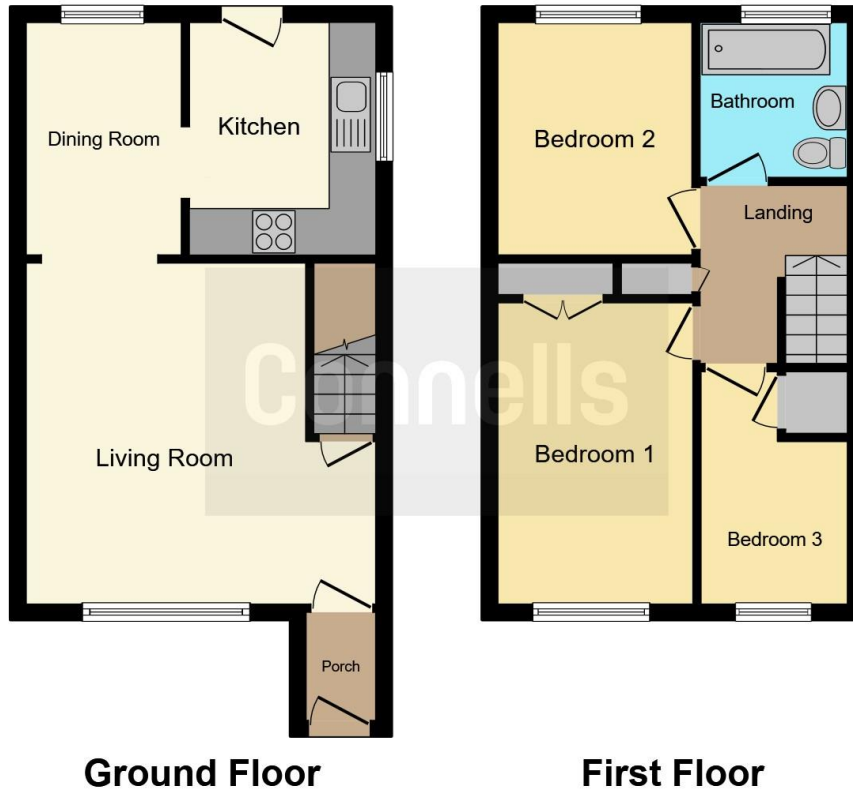
Mainly laid to lawn.

#### **Garage**

Up & over door. Door into garden. Power & 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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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