



**Connells**

Danes Way  
Leighton Buzzard



## Property Description

This delightful 3-bedroom semi-detached house, owned by the same family since new, offers a rare opportunity to own a well-loved home in a tranquil setting. With three spacious double bedrooms, this property is perfect for families seeking comfort and space.

The house features a garage and driveway to the side, providing ample parking, while the large garden offers a peaceful retreat with scenic views, backing onto a picturesque brook.

Situated in a desirable location, this home combines charm and practicality, making it ideal for families looking for a long-term residence. Don't miss out on the chance to make this cherished property your own - schedule a viewing today!

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## Entrance Hall

Double glazed composite front door. Double glazed window. Plumbing for LG American fridge freezer (staying). Coat cupboard.

## Lounge

19' 1" x 10' 6" ( 5.82m x 3.20m )  
Double glazed patio doors. Double glazed window. Gas fire place recently serviced. Telephone point. 2 radiators. Storage. Laminate flooring.

## Dining Room

8' 4" x 9' 1" ( 2.54m x 2.77m )  
Double glazed window. Radiator. Telephone point. Laminate flooring.

## Kitchen

10' 5" x 7' 7" ( 3.17m x 2.31m )  
Double glazed window. Fitted kitchen with wall and base units. Oak work surfaces. Plumbing for washing machine. Electric point for cooker. Gas point for cooker. Laminate flooring.

## Landing

Airing cupboard/ walk in wardrobe/ storage cupboard. Loft access (partly boarded with light).

## Bedroom One

8' 10" x 10' 6" ( 2.69m x 3.20m )  
Double glazed window. Radiator. Built in wardrobe. TV point. Laminated flooring.

## Bedroom Two

8' 3" x 10' 6" max ( 2.51m x 3.20m max )  
Double glazed window. Radiator. Laminate flooring.

## Bedroom Three

10' 6" x 8' 7" ( 3.20m x 2.62m )  
Double glazed window. Built in wardrobe. TV point. Laminate flooring.

## Bathroom

Double glazed window. Bath with shower over. WC. Wash hand basin. Shaver point. Fully tiled walls. Laminate flooring.

## Rear Garden

Mainly laid to lawn. Shingle and patio area.

## Garage

Up & over door. Power & light. Plumbing for hose. Personal door. Window to garden.





To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LBC311046](https://www.connells.co.uk/Property/LBC311046)**

Tenure: Freehold



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