



**Connells**

The Chilterns  
LEIGHTON BUZZARD

# The Chilterns

## LEIGHTON BUZZARD LU7 4QD

for sale  
£300,000



### Property Description

We are pleased to present this two bedroom end of terrace property at the end of a cul de sac on The Chilterns. This home has been lovingly looked after by the current owners who now require more space for their growing family.

The property comprises of entrance hall with doors to Kitchen and downstairs w/c. The lounge is to the rear of the property with patio doors overlooking the private, enclosed garden. There are two bedrooms and a family bathroom upstairs and off road parking for two vehicles.

This house will make a great first time purchase or for anyone looking to downsize. The property is walking distance of shops and a bus stop which goes into Leighton Buzzard town centre. There is easy access out on to the A505. From here you can make your way to Hemel Hempstead via the Leighton Road or head over to junction 11a on the M1 within 20 minutes.

### Entrance Hall

Doors to cloakroom, kitchen and lounge. Stairs rising to first floor.

### Cloakroom

Double glazed window. WC. Wash hand basin in vanity unit. Radiator.

### Lounge

13' 8" max x 12' 3" ( 4.17m max x 3.73m )  
Double glazed window. Patio sliding doors to garden. Under stairs cupboard. Radiator. Laminate flooring.

### Kitchen

6' 2" x 8' 7" ( 1.88m x 2.62m )  
Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Plumbing for washing machine. Integrated oven and hob. Integrated fridge/freezer. Laminate flooring.

### Landing

Loft access (housing boiler, boarded with loft ladder). Cupboard. Doors to bedrooms one, bedroom two and bathroom.

### Bedroom One

9' 10" excluding wardrobes x 11' 4" max ( 3.00m excluding wardrobes x 3.45m max )  
Double glazed window. Radiator. Laminate flooring.

## Bedroom Two

Double glazed window. Radiator.

## Bathroom

Double glazed window. Wash hand basin in vanity unit. WC. Bath with shower over. Partly tiled walls.

## Outside

### Front Garden

Laid to lawn with path to front door.

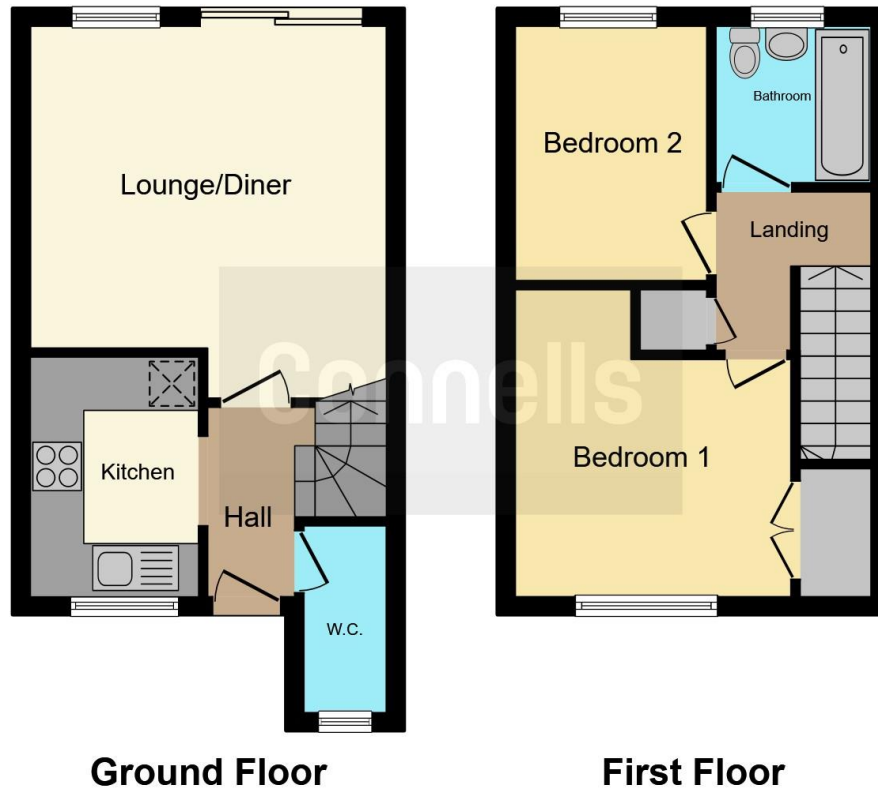
### Rear Garden

Private enclosed rear garden. Laid to lawn. Patio area. Gated access.

## Parking

Driveway and allocated space.





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)

To view this property please contact Connells on

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/LBC311129](http://connells.co.uk/Property/LBC311129)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LBC311129 - 0003