



Connells

Coniston Road
Leighton Buzzard

Coniston Road Leighton Buzzard LU7 2QY

for sale
£650,000



Property Description

This beautifully extended and renovated four-bedroom home, spanning approximately 2,000 sq. ft., offers exceptional living space designed for modern family life. Situated in a quiet cul-de-sac near local amenities and just a short distance from a train station with direct links to London Euston in as little as 30 minutes, this property combines convenience with contemporary style.

Inside, the thoughtfully designed layout includes a spacious kitchen/dining/family room, seamlessly opening into both the playroom and lounge, creating a fantastic flow for everyday living and entertaining. A separate study provides the perfect space for home working, while the utility room adds extra practicality. The home has been further enhanced with a refitted family bathroom and a stylish en-suite to the master bedroom, ensuring comfort throughout.

Outside, the landscaped rear garden offers a private retreat, while the garage, carport, and generous driveway provide ample off-road parking.

With its high-quality finish, spacious layout, and excellent location, this exceptional home is ideal for families seeking style, space, and superb transport links.

Entrance Hall

Composite front door. Radiator. Door to utility, garage and cloakroom. Laminate flooring.

Cloakroom

Wash hand basin in vanity unit. WC. Radiator. Extractor fan. Laminate flooring.

Lounge

12' 3" x 12' 3" (3.73m x 3.73m)

Double glazed window. Radiator. Carpeted flooring.

Study

10' 10" max to wardrobe x 14' 7" max (3.30m max to wardrobe x 4.45m max)

Double glazed window. Built in wardrobe. Radiator. Laminate flooring.

Kitchen/ Family Room

35' x 9' 10" into work surface (10.67m x 3.00m into work surface)

Double glazed window. Fitted kitchen with wall and base units. Granite work surfaces over. Gas hob with cooker hood over. Integrated oven. Space for large fridge freezer. Radiator. Tiled flooring.

Utility Room

Double glazed window. Plumbing for washing machine, Stainless steel sink and drainer. Radiator. Cupboards.

Play Room

11' 9" x 9' 6" (3.58m x 2.90m)

Double glazed patio doors. Under floor heating. Radiator. Laminate flooring.

Landing

Loft access. Carpeted flooring.

Loft Space

Pull down ladder Power. Partly boarded.

Bedroom One

15' 8" x 15' 7" (4.78m x 4.75m)

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

En-Suite To Bedroom One

Double glazed window. Shower cubicle. Double sized sink in vanity unit. Bath. Extractor fan. WC. Radiator. Tiling to water sensitive areas. Vinyl flooring.

Bedroom Two

9' 8" x 8' 11" (2.95m x 2.72m)

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

12' 7" x 9' (3.84m x 2.74m)

Double glazed window. Radiator. Carpeted flooring.

Bedroom Four

9' 8" max x 9' 5" max (2.95m max x 2.87m max)

Double glazed window. Built in storage. Radiator. Carpeted flooring.

Bathroom

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

Outside

Front Garden

Block paved driveway with access to garage. Laid to lawn. Small tree. Wooden fencing to borders.

Rear Garden

Patio area with small artificial grass area. Sleeper flower beds. Brick built out house. Steps up top artificial grass area. Mature tree. Sleeper flower beds. Shrubs to borders.









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: C

Tenure: Freehold

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Property Ref: LBC309868 - 0002