



**Connells**

Kiteleys Green  
Leighton Buzzard



## Property Description

We are pleased to offer for sale this extended three-bedroom semi-detached home on the Vandyke gardens estate. The property briefly comprises three bedrooms, bathroom, downstairs w/c, home office, kitchen diner, living room and Garage.

Outdoors, the west-facing rear garden is a standout feature, providing a sunny retreat in the afternoons and evenings. It has well-maintained seating areas.

Situated in a convenient location, this home is within walking distance of schools catering to all ages and a local shop. It's also a short walk from Kiteleys Green playing field which is ideal for children to play at the park or bike track, to walk the dog each morning or simply improve your health and wellbeing on the outdoor gym equipment. There's something for everybody.

## Entrance Hall

Stairs rising to first floor. Door to cloakroom & lounge.

## Inner Hall

Radiator. Door to office. Open plan to kitchen.

## Lounge

12' 2" max x 12' 4" max ( 3.71m max x 3.76m max )  
Double glazed window to front. Radiator. Media wall with storage. Door to kitchen.

## Office

9' x 4' ( 2.74m x 1.22m )  
Double glazed window to front. Radiator. Carpeted flooring.

## Kitchen

21' 7" max x 8' 9" ( 6.58m max x 2.67m )  
Double glazed window to rear. Fitted kitchen with wall and base units. Integrated eye level oven. Electric hob with cooker hood over. Space for fridge freezer. Space for tumble dryer. Radiator. Stainless steel sink and drainer. Tiled flooring.

## UTILITY AREA

Space for tumble dryer. plumbing for washing machine,

## Landing

Double glazed window to side. Loft access. Doors to all rooms.

## Bedroom One

8' 11" x 10' 5" ( 2.72m x 3.17m )  
Double glazed window to rear. Built in wardrobe. Radiator.

## Bedroom Two

8' 10" x 9' 11" up to wardrobe ( 2.69m x 3.02m up to wardrobe )  
Double glazed window to front. Radiator.

## Bedroom Three

9' max x 7' 6" ( 2.74m max x 2.29m )  
Double glazed window to front. Radiator.

## Bathroom

2 double glazed windows. Bath with shower over. WC. Wash hand basin. Heated towel rail.

## Outside

### Front Garden

Laid to lawn with pathway to front door. Bin area.

### Rear Garden

Mainly laid to lawn with 2 covered pergolas one for outside cooking. Decking area. Block paving.

### Garage En Bloc

Up & over door.





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: Awaited**

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Tenure: Freehold



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Property Ref: LBC311152 - 0004