



**Connells**

Almond Road  
Leighton Buzzard



## Property Description

The home features three generously sized bedrooms, each thoughtfully designed for relaxation and functionality. For added convenience, there is a four piece suite bathroom.

The house benefits from double glazing and gas central heating, providing warmth and energy efficiency throughout the year. The property has been extended to include a dining room, creating an inviting space for family meals and entertaining guests.

The exterior includes a private garden, perfect for children to play, outdoor dining, or simply relaxing in a tranquil setting. The home also offers direct access to a garage, providing secure storage or parking.

This family-friendly property combines modern comforts with a practical location, making it an excellent choice for any family.

## Entrance Hall

Cupboard. Fuse box.

## Lounge

13' 9" max into alcove x 15' 1" ( 4.19m max into alcove x 4.60m )  
Double glazed window to rear.  
Radiator. Door to rear lobby.

## Dining Room

11' 2" x 7' 6" ( 3.40m x 2.29m )  
Double glazed window to front.  
Radiator. Double doors to rear.

## Kitchen

7' 4" x 7' 10" ( 2.24m x 2.39m )  
Double glazed window. Fitted kitchen with wall and base units. Integrated dishwasher. Integrated fridge. Integrated freezer. Integrated washing machine. Integrated electric oven. Integrated gas hob with cooker hood over.

## Landing

Loft access. Doors to all bedrooms & bathroom

## Bedroom One

11' 4" x 11' 5" ( 3.45m x 3.48m )  
Double glazed windows front & rear.  
Radiator.

## Bedroom Two

11' 11" narrowing to 10' 9" x 13' 9" ( 3.63m narrowing to 3.28m x 4.19m )  
Double glazed window to rear.  
Radiator.

### Bedroom Three

6' 8" x 11' 3" ( 2.03m x 3.43m )  
Double glazed window to front. Radiator.

### Bathroom

Double glazed window to front. Shower cubicle. Panelled bath. Wash hand basin and WC in vanity unit. Partly tiled walls.

### Outside

### Rear Garden

Artificial grass. Access into garage via service door. Garden access to side. Paved patio area.

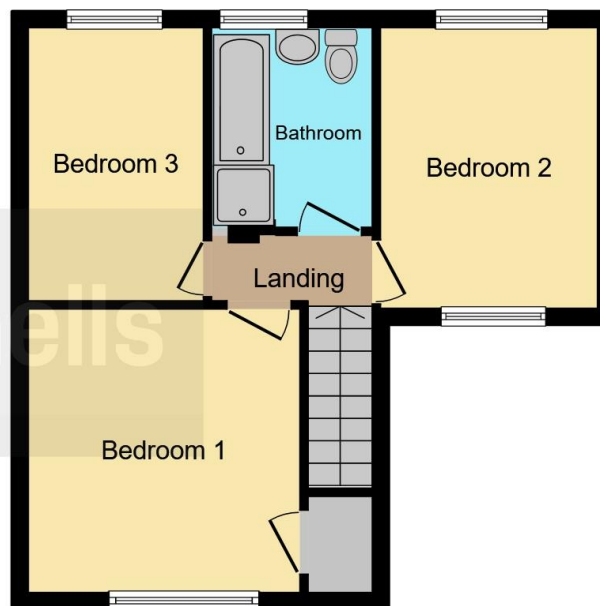
### Garage En Bloc

Up & over door.





**Ground Floor**



**First Floor**

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**EPC Rating: C**

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Tenure: Freehold



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