



Connells

Rutherford Crescent
Leighton Buzzard



Property Description

This modern and upgraded four-bedroom semi-detached townhouse offers contemporary living across three spacious floors. The property boasts a sleek, stylish design with high-quality finishes and upgrades throughout including a fully tiled downstairs cloakroom and engineered wood flooring throughout.

On the ground floor, a welcoming entrance hall leads to a well-appointed and recently extended shaker-style kitchen with integrated AEG appliances and a bright, open-plan living and dining area. A well sized bedroom/study makes the perfect home work space. Large patio doors open onto a generous patio, landscaped garden, perfect for multi zoned outdoor entertaining. A convenient and well appointed downstairs WC completes this level.

The first floor and second floors feature three well-proportioned bedrooms, each with ample storage, including an impressive master suite, complete with a luxurious en-suite shower room. The modern family bathroom with premium fixtures and over bath shower.

Externally, the property benefits from a garage and private driveway with parking for up to three cars. The upgraded front path leads to an open space area, unique on the estate and perfect for children or dogs to play on. Located in a desirable residential area, it is close to local amenities, excellent schools, and London/M1 transport links, making it an ideal family home.

Entrance Hall

Storage. Radiator. Tiled flooring.

Cloakroom

WC. Wash hand basin. Radiator. Tiled flooring.

Bedroom Four / Study

8' 11" x 6' 11" (2.72m x 2.11m)

Double glazed window. Radiator. Engineered wooden flooring.

Lounge/Diner Area

12' 9" x 9' 7" (3.89m x 2.92m)

Double glazed patio doors. Radiator. Tiled flooring.

Kitchen Area

12' 9" max x 10' 1" max (3.89m max x 3.07m)

max)

Double glazed window. Fitted shaker style kitchen with wall and base units and oak effect work surfaces over. Fully Integrated with AEG appliances and additional wine chiller. 1.5 bowl stainless steel sink and drainer. Gas hob with cooker hood over. Oven. Dish washer. Washing machine and fridge freezer.

First Floor Landing

Radiator. Carpeted flooring

Lounge

12' 9" max x 10' 2" max (3.89m max x 3.10m max)

Double glazed window. Radiator. Wooden flooring.

Bedroom One

12' 10" x 9' 11" (3.91m x 3.02m)

Double glazed window. Radiator. Wooden flooring.

En-Suite To Bedroom One

Shower cubicle. WC. Wash hand basin. Shaver point.

Second Floor Landing

Bedroom Two

12' 11" max x 9' 11" max (3.94m max x 3.02m max)

Restricted head height. Double glazed window. Loft access. Radiator. Wooden flooring.

Bedroom Three

12' 9" max x 7' 9" max (3.89m max x 2.36m max)

Double glazed window. Storage. Radiator. Wooden flooring.

Bathroom

Double glazed window. Bath with shower over. WC. Wash hand basin. Radiator.

Outside

Front Garden

Mature bushes and shrubs. Updated pathway to front door. Driveway parking to side.

Rear Garden

Mainly laid to lawn. Upper tier Patio with steps down to lawn. Electric points. Outside plumbing. 2nd patio with pergola at the foot of the garden.

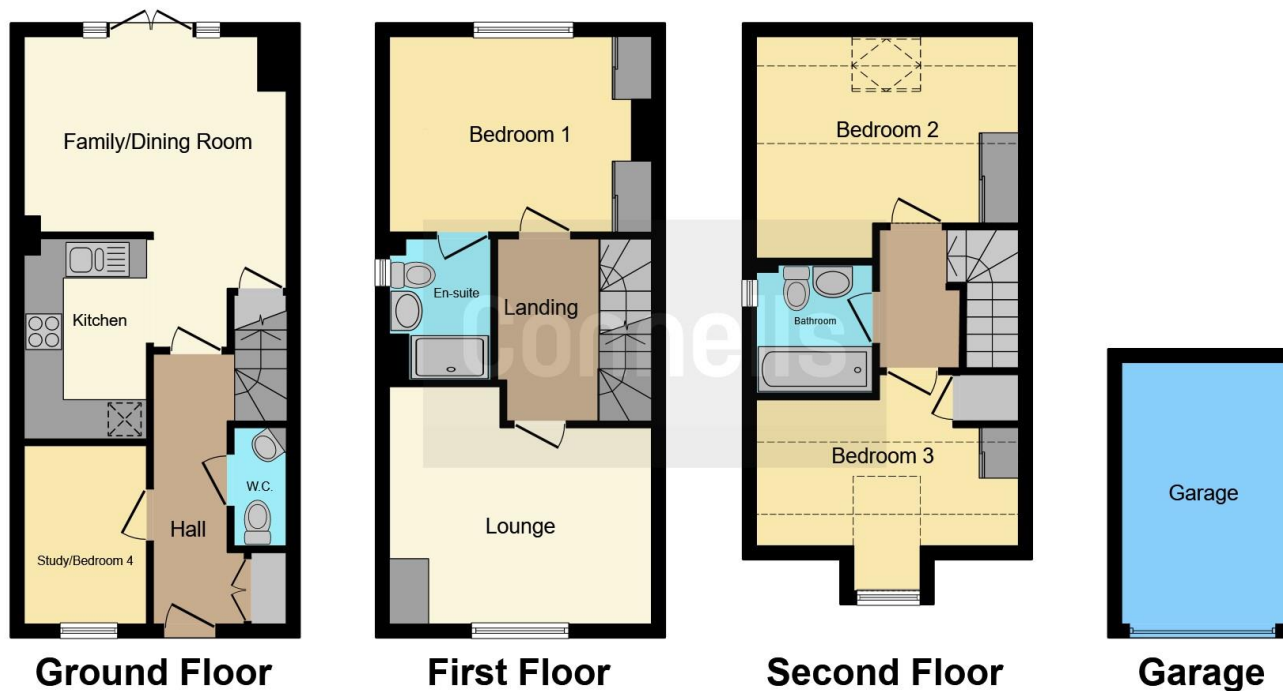
Garage

Up & over door. Power. Light.









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: B

Tenure: Freehold

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Property Ref: LBC311174 - 0005