



Connells

Hawthorn Close
Leighton Buzzard

Hawthorn Close Leighton Buzzard LU7 2SA

for sale
£240,000



Property Description

We are really pleased to present this two bedroom maisonette which offers spacious living in a desirable location. The property features generous sized rooms, including two large bedrooms and a large office/store room.

A standout feature is the impressive size garden, perfect for outdoor activities or simply to enjoy outdoor entertaining in the summer months.

There is off road parking for residents and the property is conveniently located for local schools, the bus stop and train station.

Entrance Hall

Stairs leading to front door. Door to entrance hall. Window. Access to all rooms.

Living Room

12' 2" x 17' 5" (3.71m x 5.31m)
Double glazed window. Radiator. Laminate flooring. Fire place with back boiler.

Kitchen

10' x 7' (3.05m x 2.13m)
Fitted kitchen with a range of wall mounted and floor standing units with work surfaces over. Plumbing for washing machine. Stainless steel sink and drainer. Space for under counter fridge and freezer. Space for cooker. Double glazed window.

Bedroom One

9' 1" x 15' 3" (2.77m x 4.65m)
Double glazed window. Laminate floor. Radiator. Storage cupboard.

Bedroom Two

12' 4" x 9' 7" (3.76m x 2.92m)
Double glazed window. Radiator. cupboard. Laminate floor.

Shower Room

Double glazed window. Wash hand basin. Double shower. Low level W/C. Radiator.

Store Room/Office

13' 1" x 4' 7" (3.99m x 1.40m)

Store room accessed off main external entrance hall. Double glazed window. Power. Laminate floor. Radiator.

Parking

Communal parking for residents only.

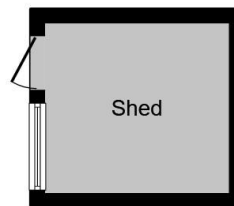
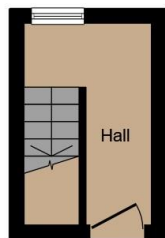
Garden

Fully enclosed garden. Gated access. Patio area. Access to outbuilding. Outside tap. Double power socket. Summer hose.

Outbuilding

Power and light.





Ground Floor

First Floor

Outbuilding

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

To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: E

view this property online connells.co.uk/Property/LBC311198

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311198 - 0005