

Connells

Miles Avenue Leighton Buzzard

# Miles Avenue Leighton Buzzard LU7 3LF







### **Property Description**

Upon entering the bungalow, you'll immediately notice its pristine condition. The spacious double bedrooms are tastefully decorated and flooded with natural light, creating a warm and inviting atmosphere.

The kitchen has been thoughtfully extended and boasts modern amenities, including a stylish range cooker. It's a chef's dream, offering plenty of space for culinary creativity and entertaining quests.

For those who appreciate convenience, this bungalow is ideally located close to town, making shopping, dining, and entertainment options just a short stroll away. Yet, despite its proximity to town, the tranquil surroundings and friendly neighbourhood provide a peaceful retreat from the hustle and bustle of everyday life.

In summary, this two-bedroom semi-detached bungalow is a rare find in excellent condition. With its double bedrooms, conservatory, extended kitchen, garage, and driveway, it offers both comfort and practicality. Its sought-after location near town ensures you

have everything you need within reach while enjoying the charm of a peaceful neighbourhood. Don't miss the opportunity to make this delightful property your new home.

### **Entrance Porch**

Double glazed door. Double glazed window. Tiled flooring.

#### **Entrance Hall**

Storage cupboard. Radiator. Loft access. Tiled flooring.

### Lounge

19' max x 11' 3" max ( 5.79m max x 3.43m max )

Double glazed patio doors. Radiator. TV point. Telephone point. Carpeted flooring.

#### Kitchen

17' 1" x 19' 10" ( 5.21m x 6.05m )

Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Porcelain sink and drainer. Integrated dishwasher. Integrated fridge. Storage cupboard. "Leisure" gas/ electric range cooker. Tiled flooring.

### Conservatory

9' 9" x 7' 11" ( 2.97m x 2.41m )

UPVC construction. French doors to garden. Tiled flooring.

## **Inner Lobby**

Garden access. Tiled flooring.

### **Primary Bedroom**

12' 5" Max x 11' 5" Max ( 3.78 m Max x 3.48 m Max )

Double box bay glazed bay window. Fitted shutters. Radiator. Carpeted flooring.

#### **Bedroom Two**

11' x 9' 5" ( 3.35m x 2.87m )

Double box bay glazed window. Fitted shutters. Fitted wardrobe. Radiator. Carpeted flooring.

#### **Shower Room**

Double glazed frosted window. Walk in shower with remote control. Rainfall head. WC. Wash hand basin in vanity unit. Radiator. Panelled tiled wall. Tiled flooring.

### Loft

Pull down ladder. Boarded.

### **Outside**

#### **Front Garden**

Low maintenance. Driveway. Access to garage.

### Rear Garden

Mainly laid to lawn. Patio. Mature shrubs and trees. Wooden panelled fencing to borders.

# **Garage/ Utility**

Up & over door. Power & Light. Plumbing for washing machine. Space for tumble dryer. New flat roof.









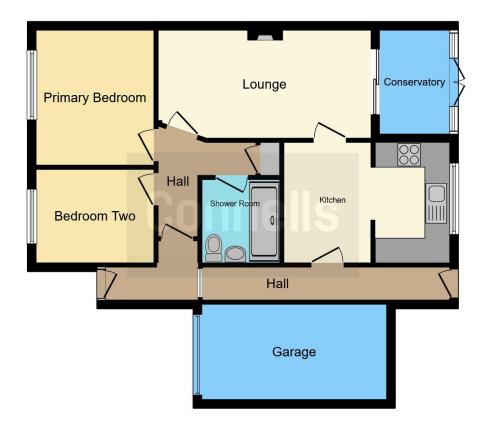








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Tenure: Freehold





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**EPC Rating: Awaited**