



Connells

Briggington Way
LEIGHTON BUZZARD

Briggington Way
LEIGHTON BUZZARD LU7 3GQ

for sale offers in excess of
£400,000



Property Description

This modern and four-bedroom semi-detached townhouse offers contemporary living across three spacious floors.

On the ground floor, a welcoming entrance hall leads to a well-appointed kitchen with integrated appliances and a bright, open-plan living and dining area. A well sized bedroom/study makes the perfect home work space. Patio doors open onto a generous patio, garden, perfect for multi zoned outdoor entertaining. There is a service door into the garage. A convenient and well appointed downstairs WC completes this level.

The first floor and second floors feature three well-proportioned bedrooms, including master suite, complete with a en-suite shower room.

Externally, the property benefits from a garage and private driveway with parking for up to three cars. Located in a desirable residential area, it is close to local amenities, schools, and London/M1 transport links, making it an ideal family home.

Entrance Hall

Composite front door. Cupboard. Doors to cloakroom, study/bedroom four and kitchen.

Cloakroom

Wash hand basin. WC.

Study/ Bedroom Four

Double glazed window. Radiator.

Kitchen/ Diner

19' 11" max x 12' 10" max (6.07m max x 3.91m max)

Double glazed window. Fitted kitchen with wall and base units. Gas hob with cooker hood over. Integrated oven, Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Stainless steel sink and drainer. French doors to garden. Space for table and chairs. Radiator. Under stairs storage.

First Floor

Lounge

12' 9" max x 11' 9" max (3.89m max x 3.58m max)

Double glazed window. Radiator.

Bedroom One

12' 9" x 9' 11" (3.89m x 3.02m)

Double glazed window. Radiator. Door to en-suite.

En-Suite To Bedroom One

Double glazed window. Wash hand basin with tiled splashback. WC. Shower cubicle.

Second Floor

Bedroom Two

12' 9" max x 11' 4" max (3.89m max x 3.45m max)

Double glazed window. Radiator.

Bedroom Three

12' 10" max x 10' into window (3.91m max x 3.05m into window)

Double glazed window. Radiator.

Bathroom

Double glazed window. WC. Wash hand basin. Panel enclosed bath with shower over. Heated towel rail.

Outside

Front Garden

Laid to lawn with pathway to front door. Hedges to borders. Block paved driveway to side with access to garage.

Rear Garden

Laid to lawn. Patio area. Shed. Service door to garage. Wooden panelled fencing to borders.

Garage

Up & over door. Power and light.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.









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

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4 Market Square
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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