



**Connells**

Orchard Way  
Stanbridge LEIGHTON BUZZARD





## Property Description

This impressive 4-bedroom detached chalet-style bungalow offers generous living space and excellent versatility-perfect for modern family living.

Set behind a charming carriage driveway, the property features a detached garage and ample off-street parking. Inside, the home unfolds into a spacious and well-planned interior, including a welcoming lounge, a bright study, Utility room and a superb kitchen/diner and ideal for family meals and entertaining.

With three well-appointed bathroom/shower rooms, The chalet layout provides flexibility, with two bedrooms and bathrooms on the ground floor, and 2 bedrooms and shower room on the first floor making it suitable for multi-generational living or home working.

Situated south west of Leighton Buzzard in a desirable village close to local amenities, primary school and transport links connecting you to the A5 M1 and beyond, this property combines style, practicality, and curb appeal-making it a must-see.

## Entrance Hall

Double glazed door to front. Radiator. Laminate flooring.

## Lounge

15' 5" max x 11' 10" ( 4.70m max x 3.61m )  
Double glazed window. Radiator. Feature fireplace. Carpeted flooring.

## Kitchen

17' 8" x 11' 9" max ( 5.38m x 3.58m max )  
Double glazed window. Stainless steel sink and drainer. Electric induction hob. Double electric oven. Radiator. TV point. Space for Fridge freezer . Integrated dishwasher. Laminate flooring.

## Utility Room

Double glazed window. Stainless steel sink and drainer. Plumbing for washing machine, Plumbing for tumble dryer. Central heating boiler. Airing cupboard.

## Shower Room

Double glazed window. Shower cubicle. Wash hand basin. WC.

## Bedroom One

11' 8" x 11' 1" ( 3.56m x 3.38m )

Double glazed window. Radiator. TV point. Carpeted flooring.

Dressing Area. 7.09 max to wardrobes x 11.01 Double glazed window. Fitted wardrobes. Carpeted flooring.

## Bathroom

Double glazed window. Shower cubicle. Bath. Wash hand basin in vanity unit. Extractor fan. WC. Heated towel rail.

## Bedroom Four

9' 8" max x 9' 6" ( 2.95m max x 2.90m )

Double glazed french doors. Double glazed window. Radiator. Laminate flooring.

## Gym Room

12' 4" x 11' 10" ( 3.76m x 3.61m )

Double glazed window. Radiator. Laminate flooring. Stairs rising to first floor.

## First Floor

### Landing/ Study

Double glazed Velux window. Eaves storage. Radiator. Laminate flooring.

## Bedroom Two

17' 11" max x 17' 11" plus door recess ( 5.46m max x 5.46m plus door recess )

2 double glazed windows. TV point. 2 radiators. Eaves storage. Laminate flooring.

## Bedroom Three

8' 8" x 10' 5" ( 2.64m x 3.17m )

Double Velux glazed window. Radiator. TV point. Laminate flooring.

## Shower Room

Double glazed window. Shower cubicle. Fully tiled walls. Wash hand basin i vanity unit. WC. Laminate flooring.

## Rear Garden

Mainly laid to lawn. Shed with power. Block paved patio. Mature shrubs. Silver birch.

## Garage

10' 5" x 22' 4" ( 3.17m x 6.81m )

Up and over door. Numerous power sockets suitable for work benches. Light. 2 double glazed windows. Refitted Cement roof, No asbestos.















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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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