



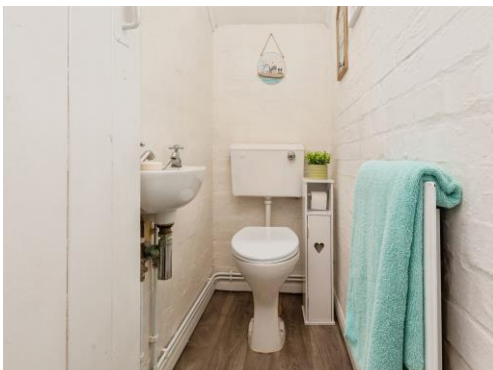
**Connells**

Brooklands Drive  
Leighton Buzzard



# Brooklands Drive Leighton Buzzard LU7 3PE

for sale offers in excess of  
**£400,000**



## Property Description

This beautifully presented 1930s bay fronted three-bedroom semi-detached property offers a perfect blend of classic character and modern convenience. Recently redecorated throughout and benefiting from brand-new carpets, this inviting home is ready to move straight into.

The ground floor features a spacious open living area and dining area that were likely 2 separate reception rooms in the past, a convenient cloakroom and a versatile utility room - ideal for modern family living. The kitchen provides access to the southerly facing rear garden and lies adjacent to the dining area making it an ideal layout if you wanted to open the rooms together. The garden can also be accessed via the french doors in the dining room.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for a growing family or those needing flexible space for a home office or guest room and benefits from a refitted shower room.

Externally, the property boasts a generous driveway with space for up to four vehicles, enhancing practicality and ease of living.

With no upper chain, this home represents a fantastic opportunity for buyers looking for a hassle-free move in a sought-after location - for schools, local amenities and only a short walk to the town centre.

## Entrance Hall

Double glazed door. Carpeted flooring.

## Cloakroom

Double glazed window. WC. Wash hand basin. Radiator. Vinyl flooring.

## Lounge

10' 10" x 12' 5" ( 3.30m x 3.78m )

Double glazed window. Radiator. Carpeted flooring.

## Dining Room

10' 5" x 12' 5" ( 3.17m x 3.78m )

Double glazed french doors. Radiator. Carpeted flooring.

## Kitchen

9' 1" x 7' 8" ( 2.77m x 2.34m )

Double glazed window. Fitted kitchen with wall and base units. Electric point for freestanding cooker. Space for fridge freezer. Stainless steel sink and drainer. Vinyl flooring.

## Utility Room

5' x 9' 6" ( 1.52m x 2.90m )

Double glazed window. Plumbing for washing machine. Radiator. Central heating boiler (Worcester). Hive heating. Vinyl flooring.

## Landing

Stairs rising from entrance hall. Double glazed window. Loft access with pull down ladder and light. Carpeted flooring.

## Bedroom One

12' 5" x 11' 10" max ( 3.78m x 3.61m max )

Double glazed window. Airing cupboard. Radiator. Wooden flooring,

## Bedroom Two

10' 7" x 10' 11" max ( 3.23m x 3.33m max )

Double glazed window. Radiator. Wooden flooring.

## Bedroom Three

6' 8" x 7' 9" ( 2.03m x 2.36m )

Double glazed window. Radiator. Wooden flooring.

## Bathroom

Refitted last 2 years. Double glazed window. Walk in shower. WC. Wash hand basin in vanity unit. Chrome heated towel rail. Extractor fan. Shaver point. Vinyl flooring.

## Outside

## Front Garden

Block paved driveway. Enclosed with fencing.

## Rear Garden

Patio area. Flower beds with mature bushes. Apple tree. Plumbing for hose. Wooden panelled fencing to borders.















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4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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