



Connells

Billington Road
Leighton Buzzard



Property Description

Situated within walking distance of the town centre and less than one mile from the train station, this well-presented four bedroom detached family home offers generous living space, modern updates, and exciting potential for further enhancement.

The ground floor features a large, light-filled lounge, a separate dining room and kitchen, complemented by a practical utility room and convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a re-fitted en-suite to the principal bedroom and a contemporary family bathroom.

The property also benefits from a double garage and ample driveway parking.

Notably, the current owners had previously secured planning permission (now lapsed) for a rear extension, offering the opportunity to create a stunning open-plan kitchen/living/dining space - plans that could be reapplied for, subject to the necessary approvals.

With a great layout, modern touches, and scope to further personalise, this is an ideal long-term family home in a well-connected and sought-after location.

Early viewing is highly recommended to appreciate the space, setting, and potential on offer.

Entrance Hall

Light filled hall with bespoke oak stair case to first floor.

Cloakroom

WC. Wash hand basin. Window.

Lounge

17' 11" x 13' 10" (5.46m x 4.22m)

Two windows to front with acoustic glazing providing noise reduction and improved insulation. Fireplace. Restored parquet flooring.

Dining Room

12' 1" x 8' 8" (3.68m x 2.64m)

Bifold doors to garden. Carpet. access to kitchen.

Kitchen

12' 1" x 8' 9" (3.68m x 2.67m)

Fitted with a range of wall mounted and floor standing units with work surfaces over. space for under counter fridge. Built in oven and hob. Sink and drainer unit. Access to utility room. Window over-looking garden,

Utility Room

Fitted with wall and base units. Sink. Plumbing for washing machine and space for tumble dryer. Space for under counter freezer. Access to garden.

Landing

Spacious landing with access to all bedrooms and bathroom.

Bedroom One

8' 10" exc recess x 10' 7" (2.69m exc recess x 3.23m)

Window. Door to en-suite. Carpet. Radiator.

En Suite

Shower cubicle. Low level W/C. Wash hand basin.

Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m)

Window. Built in wardrobe. Carpet. Radiator.

Bedroom Three

8' 9" x 10' 7" (2.67m x 3.23m)

Window. Carpet. Radiator.

Bedroom Four

8' 9" x 7' 11" (2.67m x 2.41m)

Window. Radiator.

Bathroom

White three piece suite. Airing cupboard. Panel enclosed bath. Wash hand basin. Low level WC. Towel rail. Window.

Front Garden

Block paved driveway. Trees and shrubs providing privacy and screening.

Rear Garden

Mainly laid to lawn with tree and shrub borders creating privacy. Side access. Door into double garage. Patio area with pergola. Central seating area.

Double Garage

Two up and over doors. Power and light. Wall mounted Worcester boiler.









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

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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