





Property Description

Originally a three-bedroom home, this property has been thoughtfully extended with a garage conversion, now providing a generous fourth bedroom complete with its own downstairs shower room - perfect for guests, extended family, or a home office.

The ground floor features a bright and welcoming living/dining room, with French doors opening directly onto the private rear garden. The separate fitted kitchen offers ample storage and workspace.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a driveway to the front, offering off-road parking, and a low-maintenance enclosed rear garden, ideal for families.

The property is ideally positioned in Leighton Buzzard, close to a range of local amenities, including shops, leisure facilities, and highly regarded schools. Excellent transport links provide easy access to surrounding towns

and London, making this an ideal family home or investment opportunity.

With properties like this in high demand, early viewing is advised - call us to book your appointment.

Entrance Hall

Radiator. Vinyl flooring.

Lounge

19' 10" x 10' 9" (6.05m x 3.28m)

French doors to rear. 2 radiators. Laminate flooring.

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)

Window to rear. Fitted kitchen with wall and base units. Worktops with tiled splashback. 1 1/2 bowl stainless steel sink and drainer. Gas hob. Integrated oven and grill. Plumbing for dishwasher. Vinyl flooring.

Utility/ Shower Room

Wash hand basin. WC. Plumbing for washing machine. Radiator. Partially tiled. Storage. Shower cubicle. Vinyl flooring.

Bedroom Four

9' x 7' 9" (2.74m x 2.36m)

Window to front & window to rear. Bath with shower over. Radiator. WC. Wash hand basin. Tiled walls.

Landing

Loft access. Radiator.

Bedroom One

13' 1" x 8' 10" (3.99m x 2.69m)

Window to rear. Radiator. Carpeted flooring.

Bedroom Two

9' 7" x 8' 10" (2.92m x 2.69m)

Window to front. Radiator. Carpeted flooring.

Bedroom Three

10' max x 7' 10" (3.05m max x 2.39m)

Window to rear. Radiator. Carpeted flooring.

Bathroom

Window to front. P shape bath with shower over. Radiator. WC. Wash hand basin in vanity unit. Tiled walls.

Outside

Front Garden

Block paved for parking.

Rear Garden

Artificial grass. Patio. Rear access. Wooden panelled fencing to borders. Mature shrubs and bushes.









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

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311365



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311365 - 0002