





Property Description

Set in a tucked-away cul-de-sac in Leighton Buzzard, this modern 3-bedroom terraced townhouse offers spacious and versatile living across three floors.

On the ground floor, the entrance hall leads to a bright living room, which flows into a conservatory providing direct access to the rear garden. The kitchen is well proportioned, and a convenient downstairs cloakroom completes this level. The first floor hosts two bedrooms alongside a modern family bathroom, while the top floor is dedicated to a generous master suite with en-suite shower room, creating a private retreat.

Externally, the property benefits from a detached garage, allocated parking, and an enclosed rear garden - ideal for families and professionals alike. With excellent local amenities and transport links nearby, this home offers both comfort and convenience.

To arrange a viewing or for further details, please contact our sales team today.

Entrance Hall

Radiator. Tiled flooring.

Cloakroom

Wash hand basin. WC. Extractor fan.

Lounge

13' 6" x 12' 11" (4.11m x 3.94m)
2 radiators. Carpeted flooring. Open through to conservatory.

Conservatory

10' x 9' 2" (3.05m x 2.79m)
Brick built base. Radiator. Carpeted flooring. French doors to garden.

Kitchen

16' x 6' 4" (4.88m x 1.93m)
Window to front. Fitted kitchen with wall and base units. 1 1/2 bowl sink and drainer. Gas hob with cooker hood over. Electric oven. Radiator. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freezer. Space for tumble dryer. Tiled flooring.

First Floor Landing

Window to front. Radiator. Carpeted flooring.

Bedroom Two

12' 5" x 12' 11" (3.78m x 3.94m)
Window rear to rear. Radiator. Carpeted flooring.

Bedroom Three

11' x 6' 3" (3.35m x 1.91m)
Window to front. Radiator. Carpeted flooring.

Bathroom

Wash hand basin. WC. Extractor fan. Partly tiled. Radiator. Bath. Tiled flooring.

Second Floor Landing

Radiator. Carpeted flooring.

Bedroom One

10' 5" max x 12' 11" max (3.17m max x 3.94m max)
2 skylight windows. Carpeted flooring.

En-Suite To Bedroom One

Window to front. Wash hand basin. WC. Double shower cubicle. Partly tiled walls. Radiator. Tiled flooring.

Outside

Front Garden

Slated area.

Rear Garden

Paved area. Gravel. Rear access. Wooden panelled fencing to borders.

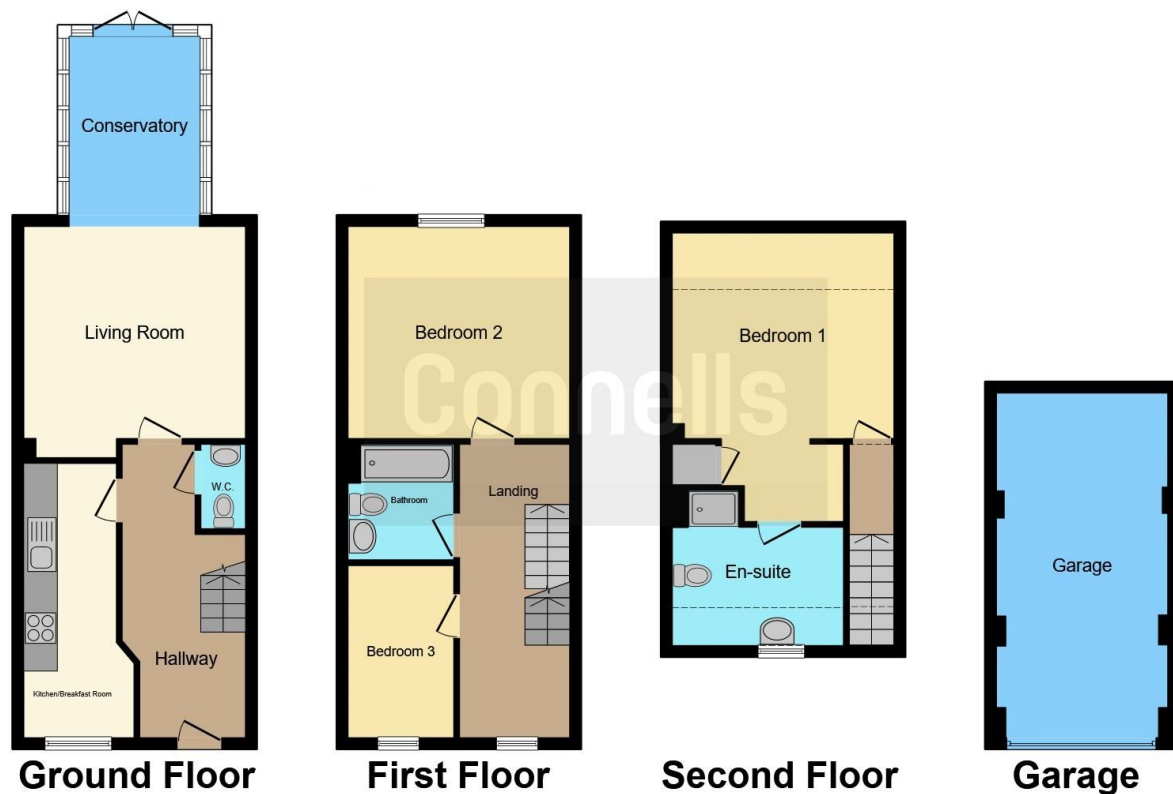
Parking

Allocated parking.

Detached Garage

Up & over door.





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: D

view this property online connells.co.uk/Property/LBC311371

Tenure: Freehold



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: LBC311371 - 0004