



**Connells**

Goldfinch Road  
Leighton Buzzard



## Property Description

Goldfinch road is a cul-de-sac in South Leighton Buzzard. Ideally located for commuters who will be travelling south to Hemel Hempstead, Aylesbury or further via the M1.

The Coach house is only 14/15 years old with gas central heating and double glazing.

As you walk into the Coach house on the ground floor, you'll be met by the large store room which has been part converted from the existing garage. Upstairs there is a fully integrated kitchen off of the lounge making it an ideal entertaining space. This would make the perfect first time buy especially if you are looking for FREEHOLD property. Call to book now to avoid missing out on this unique find.

## Entrance Hall

Roof window. Storage cupboard. Radiator. Carpeted flooring. Stairs up to first floor and door to store room.

## Lounge

14' 4" max x 16' 11" ( 4.37m max x 5.16m )  
2 double glazed windows. Radiator. Laminate flooring.

## Kitchen

10' 7" x 8' 2" ( 3.23m x 2.49m )  
Roof window. Sloped ceiling. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Gas hob with cooker hood over. Electric oven. Slimline dishwasher. Radiator. Under counter fridge freezer. Under counter washing machine. Tiled flooring.

## Bedroom

11' 4" x 12' 5" max ( 3.45m x 3.78m max )  
Roof window. Fitted wardrobe. Loft access. Carpeted flooring.

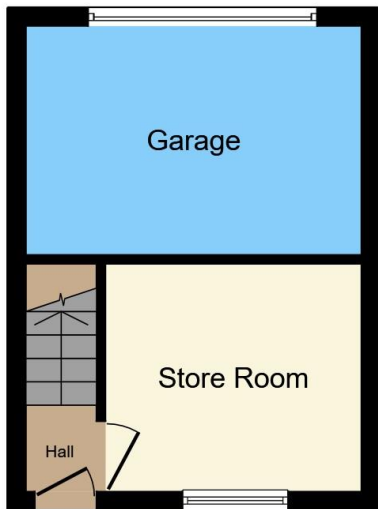
## Garage

Part converted into storage room with remaining garage suitable for bike storage.

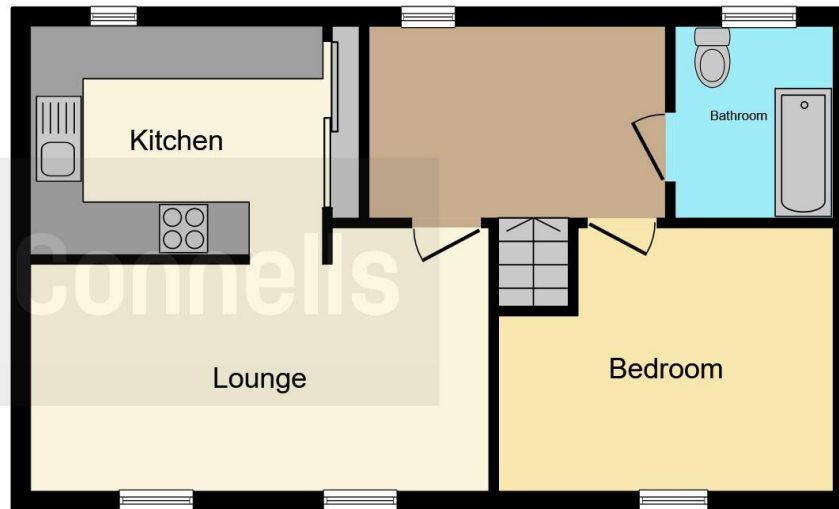
## Parking

1 allocated space.





**Ground Floor**



**First Floor**



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)

To view this property please contact Connells on

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/LBC310943](http://connells.co.uk/Property/LBC310943)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LBC310943 - 0005