



Roosevelt Avenue, Leighton Buzzard, LU7 3EN

welcome to

Roosevelt Avenue, Leighton Buzzard

GOOD SCHOOL CATCHMENTS - Situated in a CUL-DE-SAC is still WELL-PRESENTED, SEMI-DETACHED, family home. Highlights include: Lounge, dining room, kitchen, cloakroom and conservatory to the ground floor. On the first floor are 3 bedrooms and bathroom. Outside is a rear garden and off road parking.

Entrance Porch

Built of Upvc construction with Upvc ½ glazed door to the front and ½ glazed door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, additional storage for coats and shoes, radiator and double glazed window to the side. Doors to the lounge and dining room.

Cloakroom

Partially tiled with wc and gas central heating boiler. Double glazed 'obscure' window to the side.

Lounge

24' 9" max x 11' 11" max (7.54m max x 3.63m max)
Double glazed window to the front, 2 radiators, coving to the ceiling and door into the utility space/garden room.

Garden Room

Accessed from the lounge. Upvc construction with poly-carbonate roof, tiled flooring and double glazed door leading out to the garden.

Dining Room

10' 4" x 8' 11" (3.15m x 2.72m)
Radiator, tiled flooring, space for a dining table and double glazed window to the side.

Kitchen

12' 3" x 6' 11" (3.73m x 2.11m)
Partially tiled, fitted kitchen with a mix of high gloss wall and base units with work surface over, 1½ bowl sink with drainer and mixer taps, 'Kenwood' gas oven with five burner rings and stainless steel, chimney style, extractor over. Plumbing for a washing machine and space for an under-counter fridge. Side lobby door to the cloakroom and a Upvc ½ 'obscure' glazed door leading outside.

First Floor Landing

Stairs from the ground floor, shelved airing cupboard housing the hot water tank and access via a pull down ladder to a boarded and lit loft. Doors to all bedrooms and family bathroom.

Bedroom 1

13' 11" x 10' 11" max (4.24m x 3.33m max)
Fitted wardrobes with hanging rail and shelves plus a matching drawer set. Radiator and double glazed window to the front.

Bedroom 2

13' 11" x 10' 5" max (4.24m x 3.17m max)
Radiator, dado rail and double glazed window to the rear.

Bedroom 3

10' 1" x 9' max narrowing to 5' 7" (3.07m x 2.74m max narrowing to 1.70m)
Over stairs storage cupboard with louvre door, radiator and double glazed window to the front.

Bathroom

Fully tiled with wash hand basin with mixer tap and storage cupboard under, wc, oval panelled bath with mixer taps and corner enclosed shower cubicle with rainfall shower. Heated chrome towel rail and double glazed 'obscure' window to the rear.

Outside

Front Garden

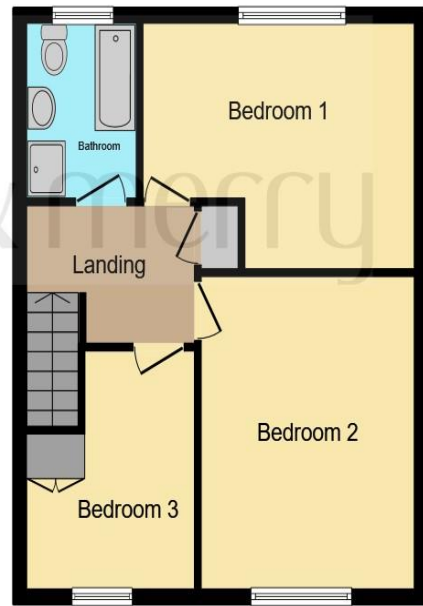
Herringbone brick driveway with picket fencing to one side and hedging to the other, providing off road parking for 2 cars. Views across a green area.

Rear Garden

Mainly laid to lawn with patio area, mature borders with shrubs, silver birch and buddliea. 2 tier pond and 2 garden sheds. Enclosed with panel fencing and gated side access.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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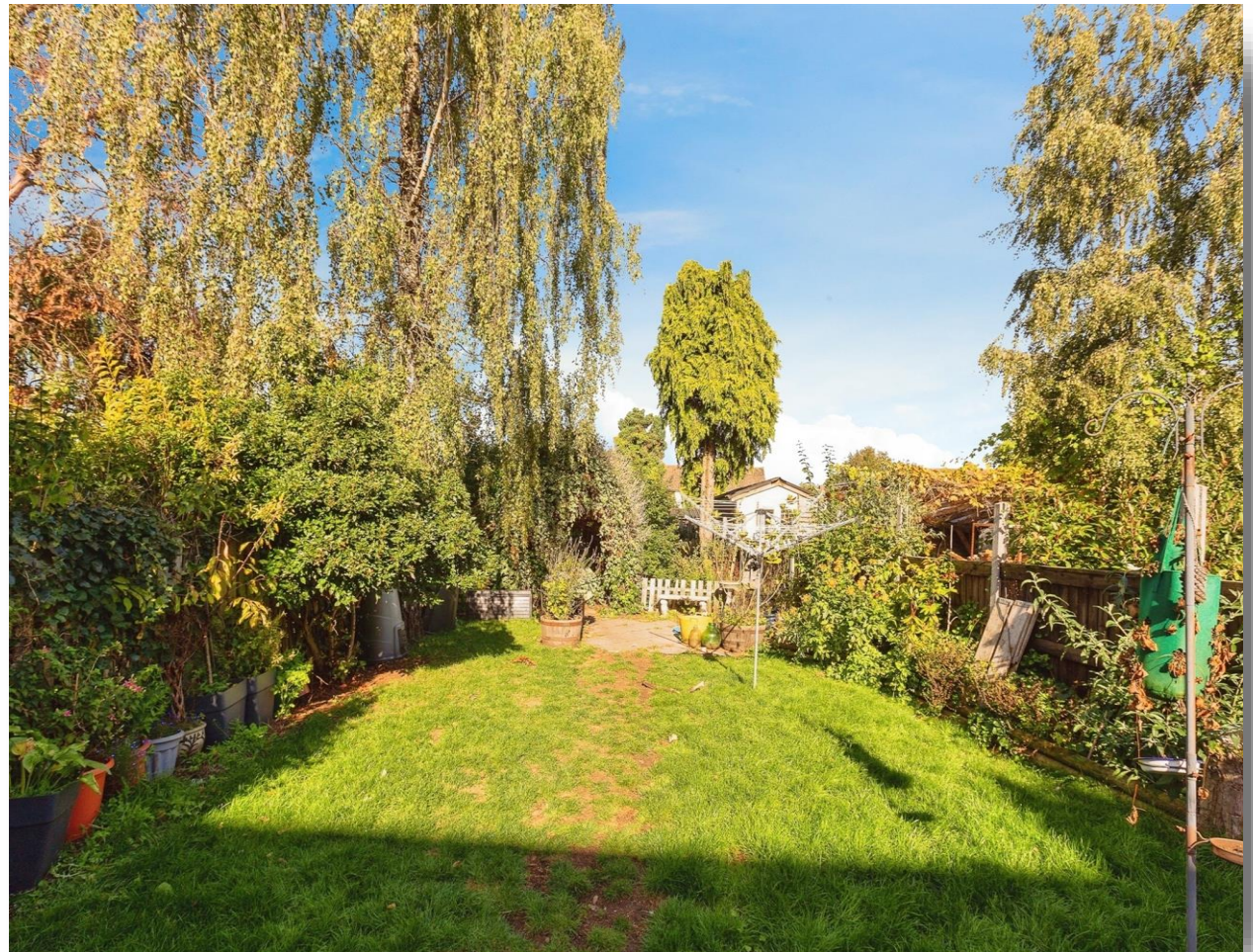
welcome to
Roosevelt Avenue,
Leighton Buzzard

- 3 BED SEMI-DETACHED
- GOOD SCHOOL CATCHMENTS
- CUL-DE-SAC
- THREE RECEPTION ROOMS
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

offers over

£325,000



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Property Ref:
LBZ108449 - 0008

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