



Stanbridge Road, Tilsworth, Leighton Buzzard, LU7 9PL

welcome to

Stanbridge Road, Tilsworth, Leighton Buzzard

Situated within the popular VILLAGE of TILSWORTH, is this WELL-PRESENTED, SEMI-DETACHED family home. With potential to EXTEND (STPP) the property benefits from: kitchen/diner, lounge, two good sized bedrooms and bathroom. Outside there is off road parking and a rear garden in excess of 100ft.

Entrance Hall

Composite door to the front and double glazed obscured window to the side. Stairs to the first floor, laminate flooring and radiator.

Lounge

12' 9" max x 12' (3.89m max x 3.66m)
Open brick fireplace with slate hearth and wood floating mantle. Under-stairs storage cupboard, laminate flooring and radiator. Door leading into the kitchen.

Kitchen / Diner

15' 9" x 9' 11" (4.80m x 3.02m)
Partially tiled, fitted kitchen, with a mix of colour fronted wall and base units with wood block work surface over, ceramic Belfast style sink with mixer tap. Two integrated eye level electric ovens and a five ring gas burner hob with chimney style extractor over. Integrated dishwasher and fridge/freezer. Space and plumbing for a washing machine. Ceramic tiled floor and down-lights. Double glazed window to the rear and double glazed Patio door leading out to the garden.

First Floor Landing

Stairs from the ground floor and access to a partially boarded loft. Double glazed obscured window to the side and doors to both bedrooms and bathroom.

Bedroom One

12' 11" x 8' 6" (3.94m x 2.59m)
Radiator and double glazed window to the rear.

Bedroom Two

12' 8" x 9' 1" (3.86m x 2.77m)
Built-in storage cupboard with hanging rail, radiator and double glazed window to the front.

Bathroom

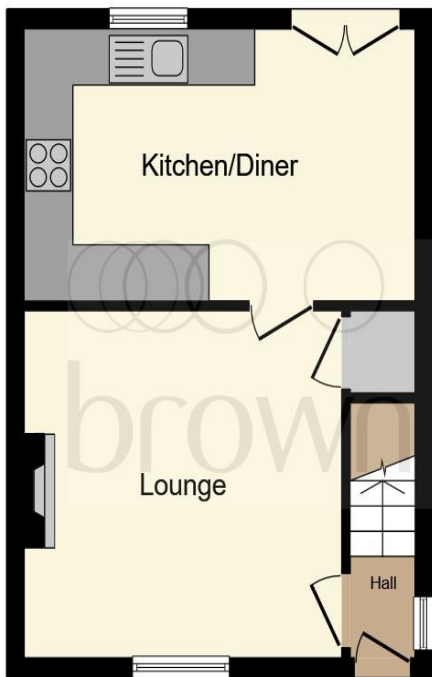
Partially tiled with wash hand basin with mixer tap and concealed draw storage under, Wc, panelled bath with corner mixer taps and shower attachment over, corner shower cubicle with rainfall shower and concealed plumbing. Two heated towel rails and recessed lighting. Double glazed obscured window to the rear.

Outside Front Garden

Mainly gravelled with off road parking for two/three cars enclosed on both sides by a picket fence.

Rear Garden

South facing garden of approximately 140ft - mainly laid to lawn with patio area, small seating area to the rear, water tap and external power. Small trees and bushes plus a garden shed. Enclosed by panel fencing with sided 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
Stanbridge Road,
Tilsworth, Leighton Buzzard

- TWO BEDROOM SEMI-DETACHED IN VILLAGE LOCATION
- LOCAL SCHOOLING WITHIN WALKING DISTANCE
- GARDEN IN EXCESS OF 100FT
- OFF ROAD PARKING
- CLOSE TO RECREATION GROUND

Tenure: Freehold EPC Rating: Awaited

offers over

£350,000



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Property Ref:
LBZ108174 - 0004

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brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



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