



Plantation Road, Leighton Buzzard, LU7 3HJ

welcome to

Plantation Road, Leighton Buzzard

Welcome to this Stunning FOUR bedroom TOWNHOUSE situated on the forever popular Plantation Road. Immaculately refurbished; the perfect blend of OPEN PLAN functionality and comfort for family life. Close to amenities, schools and commuting routes with a sunny SOUTH WEST facing garden.

Entrance Hall

Double glazed door to the front, stairs to the first floor and doors to the cloakroom, office/snug and open plan living space.

Office / Snug

Radiator and double glazed window to the front.

Lounge Area

22' 4" including kitchen area x 10' 7" (6.81m including kitchen area x 3.23m)

Vertical radiator and double glazed window to the rear.

Kitchen Area

28' 6" including the dining area x 7' 8" (8.69m including the dining area x 2.34m)

Fitted kitchen with a mix of wall and base units with work surface over, inset stainless steel sink with mixer tap and integrated electric double oven. Island with storage draws under and induction hob fitted into the work surface. Integrated fridge/freezer and dishwasher. Mirrored splash-back and glass shelf. Double glazed bi-fold doors leading out to the garden.

Dining Area

11' 4" to front of kitchen cabinets x 7' 8" (3.45m to front of kitchen cabinets x 2.34m)

Radiator, space for a dining table and chairs plus a double glazed window to the front.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Storage cupboard providing space for a washing machine and tumble dryer. Doors to bedrooms two, three and four plus the family bathroom.

Bedroom Two

14' 10" x 10' 4" (4.52m x 3.15m)

Radiator and double glazed windows to the front. Leads into:

Walk-In Wardrobe

Fitted hanging and shelving units. Leading to:

En-Suite

Fully tiled with a wall mounted wash hand basin and a storage cupboard under, low-level WC and a walk-in shower cubicle with rainfall shower head and fitted screen. Tiled flooring, shaver point, heated towel rail and extractor fan. Double glazed obscured window to the side.

Bedroom Three

15' 2" x 10' 8" (4.62m x 3.25m)

Two radiators and two double glazed windows to the rear.

Bedroom Four

12' x 8' (3.66m x 2.44m)

Radiator and double glazed window to the rear.

Bathroom

Partially tiled with wall mounted wash hand basin with storage unit under, low-level WC and panelled bath with mixer taps, shower over and fitted shower screen. Heated towel rail and double glazed obscured window.

Second Floor Bedroom One

17' 10" x 11' 2" (5.44m x 3.40m)

Two radiators, eaves storage, velux style window to the front and double glazed windows to the rear.

Door to:

En-Suite

Partially tiled with wall mounted wash hand basin and shelf under, WC, panelled bath with mixer tap and walk-in shower mixer taps, rainwater shower head and fitted shower screen. Storage cupboard and heated towel rail. Double glazed obscured window with shutters to the rear.

Outside Front Garden

Enclosed by hedging, laid to lawn with path leading to the front door.

Rear Garden

Fully enclosed by panel fencing. Mainly laid to lawn with flower and shrub borders. Decked area providing an entertaining space. Door to the garage.

Garage

Garage with up & over door, power and light. Additional in front of the garage.



Ground Floor



First Floor



Second 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



welcome to
Plantation Road,
Leighton Buzzard

- LARGE FOUR BEDROOM TOWNHOUSE
- TWO EN-SUITES AND FAMILY BATHROOM
- OPEN PLAN LIVING AREA
- EXTRA RECEPTION ROOM
- GARAGE WITH OFF STREET PARKING IN FRONT

Tenure: Freehold EPC Rating: C

£600,000



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