



Riverside, Leighton Buzzard, LU7 3HX

welcome to

Riverside, Leighton Buzzard

Situated off Planation Road, close to local SCHOOLS, the TOWN CENTRE and the stunning Rushmere country park. This THREE bedroom, SEMI-DETACHED, house is the perfect balance between social convenience and family living.

Entrance Hall

Double glazed, obscured glass, door to the front, stairs to the first floor and radiator. Doors to the kitchen/diner and lounge.

Lounge

19' 4" x 10' 10" (5.89m x 3.30m)

TV point, two radiators and double glazed window to the side.

Kitchen / Diner

19' 2" x 9' 4" (5.84m x 2.84m)

Kitchen Area: Fitted kitchen with a mix of wall and base units with work surface over, one and a half bowl stainless steel sink with mixer tap and drainer, fitted extractor fan and space for a cooker. Tile effect flooring and double glazed door leading out to the garden.

Dining Area; Radiator and double glazed window to the side.

First Floor

Landing

Stairs from the ground floor, storage cupboard housing the water tank, and second storage/laundry room with space for a washing machine. Airing cupboard with shelves and loft access. Double glazed window to the front.

Bedroom One

10' 11" x 10' 5" (3.33m x 3.17m)

Built-in wardrobes with hanging and overhead storage cupboards, carpet, radiator and double glazed window to the side.

Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m)

Carpet, radiator and double glazed window to the side.

Bedroom Three

9' 10" x 7' 11" (3.00m x 2.41m)

Built-in wardrobes with hanging space and storage with sliding doors, radiator and double glazed window to the rear.

Bathroom

Partially tiled with wash hand basin sitting in a vanity unit, WC, bath with multi tap and shower cubicle with shower and multi tap. Vertical heated towel rail and double glazed obscured window to the rear.

Outside

Garage

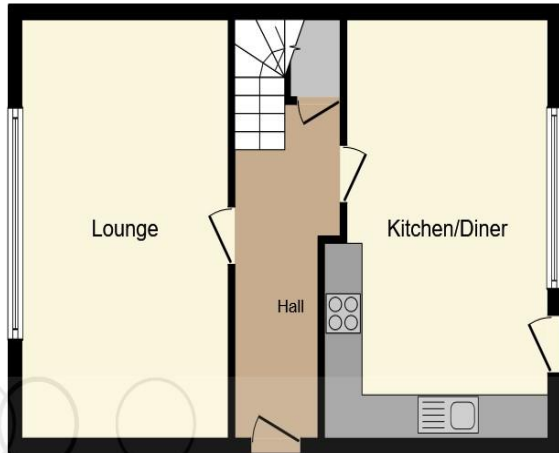
Garage with up & over door, power, light, wooden shelving and space for a freezer.

Front Garden

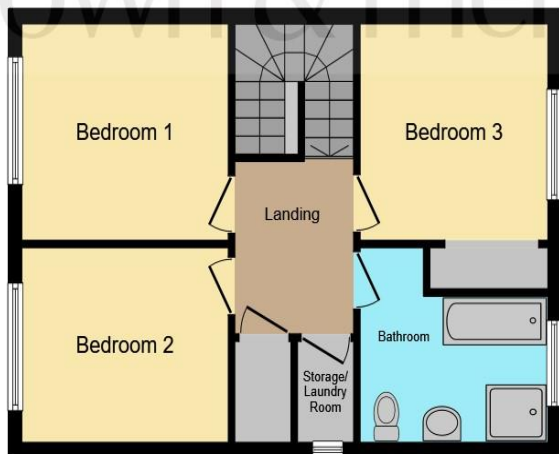
Laid to lawn with path leading to the front door and gated access to the rear.

Rear Garden

Fully enclosed with panelled fencing and brick wall, lawn area, patio area, flower and shrub borders plus a wooden double shed. Gated side access.



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



welcome to
Riverside,
Leighton Buzzard

- THREE DOUBLE BEDROOMS
- MODERN BATHROOM
- LARGE LIVING AREA
- WELL PRESENTED ENCLOSED GARDEN
- GARAGE WITH SIDE ACCESS

Tenure: Freehold EPC Rating: Awaited

£375,000



view this property online [brownandmerry.co.uk/Property/LBZ108679](https://www.brownandmerry.co.uk/Property/LBZ108679)



Property Ref:
LBZ108679 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



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



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)