



Sandpiper Way, Leighton Buzzard, LU7 4SS

welcome to

Sandpiper Way, Leighton Buzzard

Brown and Merry are pleased to welcome you to this charming three bedroom townhouse nestled in the SANDHILLS Estate. With OFF STREET PARKING for two cars and an easily maintainable enclosed garden. Perfect for a family in need of a short commute to the M1.

Entrance Hall

Double glazed door to the front, stairs to the first floor, under stairs storage cupboard, radiator and space for a tumble dryer.

Cloakroom

Partially tiled with pedestal wash hand basin and low level WC. Radiator.

Lounge / Diner

15' x 12' 10" (4.57m x 3.91m)

Radiator and double glazed French doors leading out to the garden.

Kitchen

12' x 6' 1" (3.66m x 1.85m)

Partially tiled, fitted kitchen with a mix of wall and base units with work surface over, 1½ bowl stainless steel sink with drainer, electric oven and gas hob with extractor over. Space for a dishwasher, washing machine and fridge/freezer. Radiator and double glazed window to the front.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Doors to bedrooms two and three plus the family bathroom.

Bedroom Two

12' 1" x 11' 7" (3.68m x 3.53m)

Radiator and double glazed window to the rear.

Bedroom Three

12' 2" x 6' 2" (3.71m x 1.88m)

Radiator and double glazed window to the front.

Bathroom

Fully tiled with pedestal wash hand basin, low level WC and panelled bath with mixer tap and shower over.

Second Floor Landing

Stairs from the first floor and radiator.

Bedroom One

12' 11" x 12' 4" (3.94m x 3.76m)

Built in wardrobe with hanging rail and shelving, airing cupboard, under eaves storage and two radiators. Two double glazed velux style windows.

En-Suite

Partially tiled with pedestal wash hand basin, low level WC and walk in shower with mixer tap. Large storage cupboard, radiator, extractor fan and double glazed obscured window to the front.

Outside Rear Garden

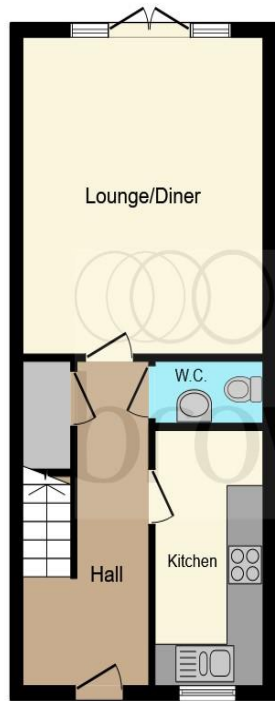
Fully enclosed with a small lawned area within a paved area, shed and gated access.

Parking

Allocated parking for two cars to the rear of the property.

Agents Note

Under the terms of the Estate Agents Act 1979 (section 21), please note that the vendor of this property is an employee of the Connells Group of companies.



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



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Sandpiper Way,
Leighton Buzzard

- OFF STREET PARKING
- THREE BEDROOMS
- TOWNHOUSE
- SANDHILLS ESTATE
- CLOSE TO PARKS

Tenure: Freehold EPC Rating: C

offers in excess of

£340,000



view this property online [brownandmerry.co.uk/Property/LBZ108725](https://www.brownandmerry.co.uk/Property/LBZ108725)



Property Ref:
LBZ108725 - 0006

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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



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