



**Highfield Road, Leighton Buzzard, LU7 3LZ**

**welcome to**

## **Highfield Road, Leighton Buzzard**

Situated within WALKING DISTANCE of local LOWER and MIDDLE schools is this WELL PRESENTED, three bedroom, SEMI-DETACHED family home. Highlights include: lounge, kitchen/diner, downstairs shower room, upstairs WC, lovely rear garden with garden office and ample off road parking.

### **Entrance Hall**

Double glazed door to the side, stairs to the first floor and radiator.

### **Lounge**

13' 10" x 11' 5" ( 4.22m x 3.48m )

Electric fire, air conditioning unit, radiator and double glazed window to the front.

### **Kitchen / Diner**

18' 8" x 10' 2" ( 5.69m x 3.10m )

Fitted kitchen with a mix of wall and base units with work surface over, 1½ bowl stainless steel sink with mixer tap, electric oven and electric hob with extractor over. Integrated small fridge and spaces for a dishwasher and fridge/freezer. Space for a dining table and chairs, air conditioning unit, radiator and double glazed window to the rear.

### **Utility Space**

Space for a washing machine and dryer.

### **Shower Room**

Partially tiled with wall mounted wash hand basin, low level WC and shower cubicle with rainfall shower. Heated towel rail and double glazed obscured window to the rear.

### **First Floor Landing**

Stairs from the ground floor and access to a partially boarded loft. Double glazed window to the front.

### **Bedroom One**

11' 6" x 9' 5" to front of wardrobe ( 3.51m x 2.87m to front of wardrobe )

Fitted wardrobe with hanging rail and storage, TV point, air conditioning unit and radiator. Double glazed window to the front.

### **Bedroom Two**

12' 8" x 9' 1" ( 3.86m x 2.77m )

Fitted wardrobe with hanging rail and storage, air conditioning unit and radiator. Double glazed window to the rear.

### **Bedroom Three**

9' 7" x 8' ( 2.92m x 2.44m )

Radiator, air conditioning unit and double glazed window to the rear.

### **Upstairs Wc**

Partially tiled with wall mounted wash hand basin and low level WC. Airing cupboard and boiler.

### **Outside Parking**

Car port and off road parking for approximately six cars.

### **Outbuilding**

Garden Office with power, light, Internet connection and air conditioning.

### **Rear Garden**

Fully enclosed garden with an area laid to lawn, patio area and vegetable patch. Outside power point and access to the garden office and car port.



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](http://www.focalagent.com)



**welcome to**  
**Highfield Road,**  
**Leighton Buzzard**

- THREE BED SEMI-DETACHED
- KITCHEN/DINER
- GROUND FLOOR SHOWER ROOM
- WELL MAINTAINED REAR GARDEN
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: Awaited

offers over

**£400,000**



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brown & merry



**01525 372021**



[LeightonBuzzard@browndmerry.co.uk](mailto:LeightonBuzzard@browndmerry.co.uk)



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



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