



Highfield Road, Leighton Buzzard, LU7 3LZ

welcome to

Highfield Road, Leighton Buzzard

Situated within the heart of Leighton Buzzard and fitted with air-conditioning throughout this THREE-bedroom, SEMI-DETACHED sits within WALKING DISTANCE of local SCHOOLS. Highlights include: kitchen/diner, downstairs shower room, upstairs WC, 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 taps, 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

welcome to
Highfield Road,
Leighton Buzzard

- THREE BED SEMI-DETACHED
- KITCHEN/DINER
- AIR-CONDITIONED THROUGHOUT
- GROUND FLOOR SHOWER ROOM
- WELL MAINTAINED REAR GARDEN

Tenure: Freehold EPC Rating: D

offers over

£400,000



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Property Ref:
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