



The Chilterns, Leighton Buzzard, LU7 4QD

welcome to

The Chilterns, Leighton Buzzard

THREE-bedroom semi-detached home offered with NO UPPER CHAIN in non-estate location. Benefits from cloakroom, kitchen/diner, separate lounge and CONSERVATORY. Lovely rear GARDEN, ample off-road PARKING. VIEWING immediately!

Entrance Hall

Composite door to the front, under stairs storage cupboard, laminate flooring and recessed lighting. Open to the kitchen area.

Cloakroom

Wall mounted wash hand basin and WC. Radiator, extractor fan and double-glazed obscured window to the side.

Lounge

20' 11" x 10' 11" (6.38m x 3.33m)

Double-glazed window to the front, radiator and double-glazed Patio doors leading into the conservatory.

Kitchen

14' 4" x 9' 7" (4.37m x 2.92m)

Partially tiled, fitted kitchen, with a mix of light-coloured wall and base units with work surface over, 1½ bowl stainless steel sink with mixer taps and drainer, built-in Bosch electric oven and gas hob. Integrated dishwasher and fridge/freezer. Space for a washing machine. Worcester gas central heating boiler. Stairs to the first floor, laminate flooring and double-glazed window to the rear. Upvc ½ obscured glazed door to the side.

Conservatory

9' 4" x 8' 11" (2.84m x 2.72m)

Brick and Upvc construction with double-glazed casement window to the rear and double-glazed Patio doors to the side.

First Floor Landing

Stairs from the ground floor, loft access and doors to all bedrooms and bathroom.

Bedroom One

12' 7" x 10' 6" (3.84m x 3.20m)

Radiator and double-glazed window to the rear.

Bedroom Two

10' 6" x 8' (3.20m x 2.44m)

Radiator and double-glazed window to the rear.

Bedroom Three

10' 1" x 8' 10" (3.07m x 2.69m)

Radiator and double-glazed window to the front.

Office Space / Dining Area

10' x 5' (3.05m x 1.52m)

Radiator and door to the shower room.

Shower Room

Fully tiled with wash hand basin with mixer taps and storage cupboard under, WC with concealed plumbing and double width walk-in shower cubicle with rainfall shower. Chrome towel radiator, extractor fan and recessed lighting.

Outside Front Garden

Lawned area, outside light and tarmac driveway providing off-road parking for two/three cars.

Rear Garden

Southerly-facing, well stocked and fully enclosed garden. Patio area, outside tap, garden shed and gated side access.

Agents Note

The sale of this property will be subject to receipt of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.



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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Leighton Buzzard

- THREE BEDROOM SEMI-DETACHED
- NO UPPER CHAIN
- CONSERVATORY
- CLOAKROOM
- MATURE REAR GARDEN

Tenure: Freehold EPC Rating: D

guide price

£325,000



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Property Ref:
LBZ108791 - 0010

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