

Wallis Drive, Egginton, Leighton Buzzard, LU7 3GD



welcome to

Wallis Drive, Egginton, Leighton Buzzard

Superb TOWN HOUSE style home offered in excellent condition offers space for a growing family within a popular community location. For sale with the benefit of the remaining NHBC, the property offers accommodation over THREE floors, PARKING and GARAGE.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and amtico flooring.

Cloakroom

Wash hand basin with mixer taps and low-level WC. Extractor fan and radiator.

Lounge / Diner

15' 2" x 13' 1" max (4.62m x 3.99m max) Dual aspect with double-glazed windows to the rear and side, understairs storage cupboard, space for a dining table and chairs plus double-glazed doors leading out to the garden.

Kitchen

12' 9" x 6' 1" (3.89m x 1.85m)

Partially tiled, fitted kitchen, with a mix of wall and base, gloss fronted units with work surface over, stainless steel sink with mixer taps and drainer, electric oven and gas hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Gas central heating boiler, amtico flooring and radiator. Double-glazed window to the front.

First Floor Landing

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

Bedroom Two

13' 2" max x 9' 8" (4.01m max x 2.95m) Radiator and two double-glazed windows to the rear. Door to the Jack & Jill bathroom.

Jack & Jill Bathroom

Partially tiled with pedestal wash hand basin, low-

level WC and bath with mixer taps and shower over. Double-glazed, obscured, window to the side. Doors to bedroom two and the landing.

Bedroom Three

13' 2" x 9' min ($4.01m \times 2.74m min$) Radiator and two, double-glazed, windows to the front.

Second Floor

Landing

Stairs from the first floor, radiator and door to bedroom one.

Bedroom One

28' 4" max x 8' 11" min (8.64m max x 2.72m min) Built-in wardrobes with hanging space, over stairs storage cupboard, two radiators and loft access. Two double-glazed, skylight windows to the rear and a double-glazed window to the front.

En-Suite

Partially tiled with pedestal wash hand basin with mixer taps, low-level WC, and walk-in shower. Amtico flooring and extractor fan. Double-glazed, skylight, window to the front.

Outside

Rear Garden

Fully enclosed by fencing with gated side entrance. Mainly laid to lawn with patio area and water tap. Upvc double-glazed door to the garage.

Garage

Large garage with up & over door, power, light and eaves storage.

Parking

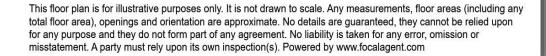
Off-road, tandem parking for two cars.

Agents Note

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

We have been advised that the property is of standard construction and not timber.









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Wallis Drive,

Egginton, Leighton Buzzard

- SPACIOUS THREE BEDROOM SEMI
- GARAGE AND PARKING
- ENCLOSED REAR GARDEN
- TOP FLOOR MASTER SUITE
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: B

guide price **£380,000**



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Property Ref: LBZ106828 - 0010 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.

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1979 (Section 21), please note that the vendor is an Employee of the Connells



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