



Brookside Walk, Leighton Buzzard, LU7 3LA

welcome to

Brookside Walk, Leighton Buzzard

Situated within WALKING DISTANCE of local SCHOOLS and the TOWN centre with its shops and cafes is this WELL-PRESENTED, SEMI-DETACHED, family home. The property benefits from a large lounge, modern kitchen/diner, three bedrooms, garage, and off-road parking.

Entrance Hall

Wooden door to the front, stairs to the first floor and radiator.

Lounge

17' 1" x 16' 5" max (5.21m x 5.00m max)
Custom built-in TV alcove, under-stairs storage, fuse box and meter, dimmer bulbs, and two single-glazed double doors to the kitchen/diner. Double-glazed window to the front.

Kitchen / Diner

19' 5" x 8' 8" (5.92m x 2.64m)
Fitted kitchen with a mix of wall and base units with work surface over, sink with mixer taps, Neff oven and grill, and an induction hob with chimney style extractor over. Space for a washing machine and fridge/freezer. Oak flooring and space for a dining table and chairs. Double-glazed window to the rear and double-glazed obscured door to the side. Double-glazed Patio doors leading out to the garden.

Covered Side Alley

Space for a washing machine/tumble dryer, storage and access to the garage.

First Floor Landing

Stairs from the ground floor, and access to a boarded loft housing the boiler. Double-glazed obscured window to the side.

Bedroom One

10' 11" x 10' 4" (3.33m x 3.15m)
Wall panelling, radiator, and double-glazed window to the front.

Bedroom Two

10' 8" x 7' 10" (3.25m x 2.39m)
Radiator and double-glazed window to the rear.

Bedroom Three

8' 3" x 8' 1" max (2.51m x 2.46m max)
Built-in wardrobe and dresser, airing cupboard, radiator, and double-glazed window to the front.

Bathroom

Fully tiled with floating wash hand basin, built-in low-level WC. Double-glazed window to the rear.

Outside Garage

Garage with power and light. Access via the side passage.

Front Garden

Lawn frontage enclosed by a brick wall.

Rear Garden

Mainly laid to lawn with gated rear access.

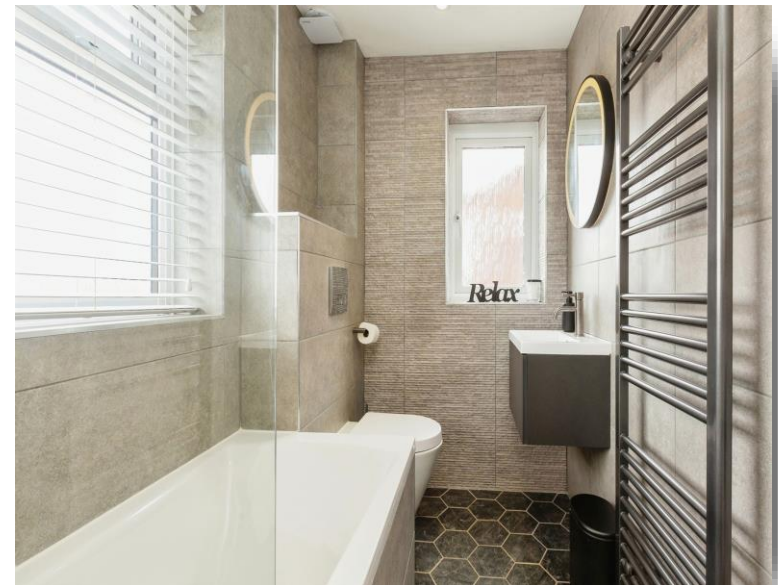


Ground Floor



First 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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Leighton Buzzard

- THREE BEDROOMS
- OFF-STREET PARKING
- GARAGE
- KITCHEN/ DINER
- HIVE HEATING CONTROLLED BY A MOBILE PHONE

Tenure: Freehold EPC Rating: E

£380,000



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Property Ref:
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brown & merry



01525 372021



LeightonBuzzard@browndmerry.co.uk



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



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