



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



**welcome to**  
**Brookside Walk,**  
**Leighton Buzzard**

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

Tenure: Freehold EPC Rating: E

**£375,000**



**view this property online** [brownandmerry.co.uk/Property/LBZ108762](https://www.brownandmerry.co.uk/Property/LBZ108762)



Property Ref:  
LBZ108762 - 0007

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**brown & merry**



**01525 372021**



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



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



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**