



Garden Hedge, Leighton Buzzard, LU7 1DJ

welcome to

Garden Hedge, Leighton Buzzard

Located just a short walk from the TOWN CENTRE and LOCAL SCHOOLS, this FOUR-bedroom home has flexible living spaces, multiple reception rooms, an EXTENDED kitchen/diner, lovely REAR GARDEN and ample PARKING making it the ideal family home.

Entrance Porch

Brick built entrance porch with Upvc door to the front, radiator and double-glazed window to the side and door to the entrance hall.

Entrance Hall

Door to the front, stairs to the first floor, access to the workshop and reception room/bedroom four.

Reception Room/Bedroom Four

13' 2" x 9' 5" (4.01m x 2.87m)

Garage conversion, double-glazed window to the rear.

Lounge

13' 6" x 11' 10" (4.11m x 3.61m)

Electric fireplace, radiator and double-glazed window to the front. Archway to the dining room.

Dining Room

10' 5" x 9' 10" (3.17m x 3.00m)

Vertical radiator. Through room from the lounge to the kitchen. Opens into the utility/lobby room.

Kitchen / Diner

16' 6" x 14' 2" max (5.03m x 4.32m max)

'L' shaped room. Fitted kitchen with a mix of wall and base units with work surface over, 1½ bowl stainless steel sink with mixer taps, electric double oven and electric hob with extractor fan over. Space for a dishwasher, washing machine and American style fridge/freezer. Under floor heating in the kitchen area. Space for a dining table and chairs. Skylight and double-glazed window to the rear.

Inner Lobby

7' 10" x 7' 5" (2.39m x 2.26m)

Storage cupboard and side access to the garden.

Utility Room

A mix of wall and base units with work surface over, circular sink with mixer taps and space for a washing machine and tumble dryer. Double-glazed obscured window to the side. Leads to the cloakroom.

Cloakroom

Wall mounted sink and low-level WC.

First Floor Landing

Stairs from the ground floor, storage cupboard, loft access and double-glazed window to the side.

Bedroom One

13' 7" max x 10' 6" max (4.14m max x 3.20m max)

Fireplace, radiator and two double-glazed windows to the front.

Bedroom Two

10' 6" x 10' 5" (3.20m x 3.17m)

Radiator and two double-glazed windows to the rear.

Bedroom Three

9' 2" x 6' 11" (2.79m x 2.11m)

Built-in storage cupboard, radiator and double-glazed windows to the front and side.

Bathroom

Pedestal wash hand basin with mixer taps, corner bath with mixer taps and overhead shower and low-level WC. Double-glazed obscured windows to the rear and side.

Outside

Front Garden

Paved frontage providing off-road parking.

Rear Garden

Mainly laid to lawn with patio area, decked area to the side and a large shed.

Half Garage

Eaves storage and wooden double doors.

Agents Note

The garage conversion (reception room/bedroom four) does not have signed off building regulations.



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

- ADDITIONAL RECEPTION ROOM USED AS BEDROOM
- WORKSHOP GARAGE
- KITCHEN/DINER
- PRIVATE LAWN GARDEN
- CLOSE PROXIMITY TO LOCAL SCHOOLS

Tenure: Freehold EPC Rating: C

guide price

£425,000



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