



**Riverside, Leighton Buzzard, LU7 3HX**

**welcome to**

## **Riverside, Leighton Buzzard**

Are you looking for a property in a quiet area with easy access to the town centre, local school, commuting routes to Milton Keynes and the M1, dog walking adventures in Rushmere park, 3 bedrooms supported by versatile living spaces, off street parking and a mature rear garden? Then view now.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor, under stairs storage and radiator.

### **Cloakroom**

Fully tiled with wash hand basin set in a vanity unit and WC. Heated towel rail and double-glazed obscured window to the front.

### **Utility Room**

6' 7" x 6' 5" ( 2.01m x 1.96m )

Space for a washing machine and freezer. Radiator and double-glazed window to the rear. Double-glazed door with cat-flap leading out to the garden.

### **Bedroom Three**

9' 8" x 8' 1" ( 2.95m x 2.46m )

Radiator and double-glazed window to the rear.

### **First Floor Landing**

Stairs from the first floor and stairs to the second floor. Opens into the kitchen and door to the lounge.

### **Kitchen**

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, electric oven and electric hob with extractor fan over. Pantry and space for a fridge. Space for a small dining table and chairs. Radiator and double-glazed window to the front.

### **Lounge**

14' 11" x 13' ( 4.55m x 3.96m )

Radiator and double-glazed window to the rear.

### **Second Floor Landing**

Stairs from the first floor and airing cupboard. Access to and fully insulated and boarded loft. Doors to Bedrooms one and two plus the family bathroom.

### **Bedroom One**

14' 11" x 10' 5" ( 4.55m x 3.17m )

Built-in cupboard with hanging space and built-in storage area, radiator and double-glazed window to the rear.

### **Bedroom Two**

12' 11" x 8' 5" ( 3.94m x 2.57m )

Radiator and double-glazed window to the front.

### **Bathroom**

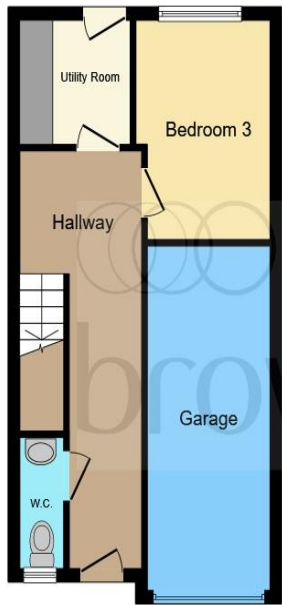
Fully tiled with wash hand basin set in a vanity unit and a low-level WC with integrated flush. Bath with taps and overhead shower. Heated towel rail and shaver point. Double-glazed obscured window to the front.

### **Outside Rear Garden**

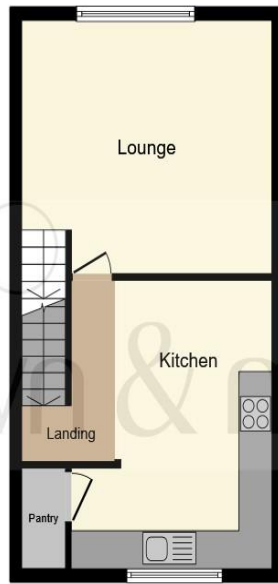
Mainly laid to lawn with patio area and planted with mature shrubs. Fully enclosed by panelled fencing.

### **Parking**

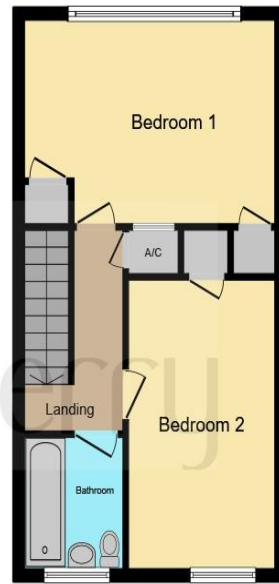
Off road parking for two cars.



**Ground Floor**



**First Floor**



**Second 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**  
**Riverside,**  
**Leighton Buzzard**

- OFF STREET PARKING
- CLOSE TO THE TOWN CENTRE
- MATURE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- CLOSE TO RIVER SIDE WALKS

Tenure: Freehold EPC Rating: Awaited

guide price

**£350,000**



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Property Ref:  
LBZ108926 - 0008

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