



**Valerian Way, Leighton Buzzard, LU7 4EL**

**welcome to**

## **Valerian Way, Leighton Buzzard**

Are you looking for three double bedrooms including a master with en-suite, driveway parking for two vehicles, a garage and a maintainable outside space with a garden office? Then you must book to view this stunning property. Early viewings are advised!

### **Entrance Hall**

Door the front, stairs to the first floor and radiator.

### **Cloakroom**

Pedestal wash hand basin and low-level WC.  
Extractor fan and radiator.

### **Lounge**

16' 6" x 11' 8" narrowing to 8' 8" ( 5.03m x 3.56m  
narrowing to 2.64m )

Under stairs storage, double-glazed window to the side and double-glazed Patio doors leading out to the garden.

### **Kitchen / Diner**

13' 3" extending to 16' 4" into bay x 8' ( 4.04m extending to 4.98m into bay x 2.44m )

Fitted kitchen with a mix of wall and base units with work surface over, 1.5 stainless steel sink with mixer tap and drainer, electric oven and gas hob with stainless steel chimney style extract over. Integrated washing machine and fridge/freezer. Space for a dining table and chairs. Double-glazed window to the side and double-glazed box bay window to the front.

### **First Floor Landing**

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

### **Bedroom Two**

15' 7" x 8' 7" ( 4.75m x 2.62m )

Radiator and double-glazed windows to the front and side.

### **Bedroom Three**

8' 8" x 8' 8" ( 2.64m x 2.64m )

Radiator and double-glazed windows to the rear and side.

### **Bathroom**

Partially tiled with pedestal wash hand basin, low-level WC and bath with mixer tap. Radiator and double-glazed obscured window to the side.

### **Second Floor Landing**

Stairs from the first floor.

### **Bedroom One**

17' 1" to front of wardrobe x 13' 7" max ( 5.21m to front of wardrobe x 4.14m max )

Fitted wardrobe with hanging rail and storage and two radiators. Double-glazed skylight windows to the side and double-glazed window to the front.

### **En-Suite**

Partially tiled with pedestal wash hand basin, low-level WC with integrated flush and shower cubical with mixer tap and shower over. Radiator and double-glazed obscured window to the rear.

### **Outside**

#### **Rear Garden**

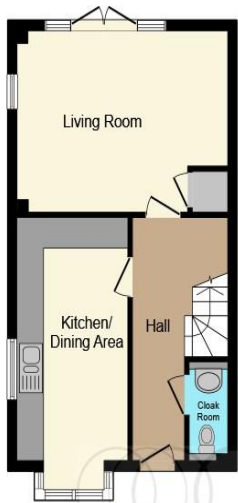
Enclosed by panel fencing with gated rear access. Laid to lawn with patio area and garden office with power and light.

#### **Front Garden**

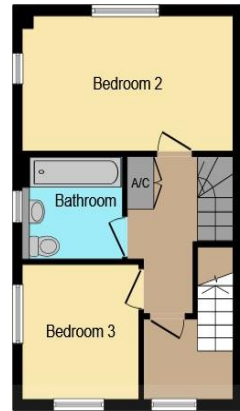
Shrub border with path leading to the front door.

### **Garage**

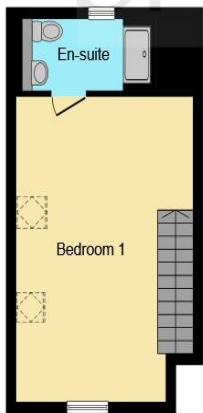
Garage with off road parking in front.



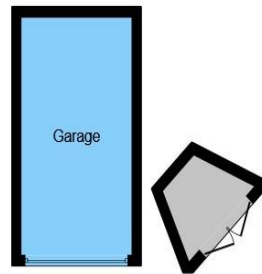
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

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**  
**Valerian Way,**  
**Leighton Buzzard**

- TOP FLOOR MASTER SUITE
- SITUATED WITHIN WALKING DISTANCE OF SHOPS AND LOCAL AMENITIES
- DIRECT COMMUTING ROUTES
- GARAGE AND PARKING
- SEPARATE OFFICE SPACE

Tenure: Freehold EPC Rating: B

**£385,000**



**view this property online** [brownmerry.co.uk/Property/LBZ109051](https://www.brownmerry.co.uk/Property/LBZ109051)



Property Ref:  
LBZ109051 - 0005

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@brownmerry.co.uk](mailto:LeightonBuzzard@brownmerry.co.uk)



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



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