



Warneford Way, Leighton Buzzard, LU7 4PX

welcome to

Warneford Way, Leighton Buzzard

This charming TWO-BEDROOM terraced house, located in the sought after BILLINGTON PARK area is ideal for FIRST TIME BUYERS or INVESTORS alike. With allocated parking for 1 vehicle, commuting routes to the M1 and the local mainline station, proximity to schools and amenities, early viewing is a must!

Entrance Hall

Door to front, stairs to first floor and radiator. Doors to the cloakroom, kitchen and lounge.

Cloakroom

Wall mounted wash hand basin and low-level WC. Radiator and extractor fan.

Lounge

16' 11" x 12' 5" (5.16m x 3.78m)

Storage cupboard, radiator and space for dining table and chairs. Double-glazed patio doors leading to garden.

Kitchen

9' 7" x 5' 8" (2.92m x 1.73m)

Fitted kitchen with a mix of wall and base units with work surface over, stainless steel sink with mixer tap, electric oven and hob with extractor fan over. Space for a washing machine and a fridge / freezer. Radiator and double-glazed window to the front.

First Floor

Landing

Stairs from the ground floor and access via a built-in ladder to a partially boarded loft.

Bedroom 1

Built-in wardrobes and storage cupboard. Radiator and double-glazed window to the front.

Bedroom 2

12' 5" x 8' 10" (3.78m x 2.69m)

Radiator and double-glazed window to the rear.

Bathroom

Partially tiled with pedestal wash hand basin, low-level WC and bath with mixer tap and shower over.

Outside

Rear Garden

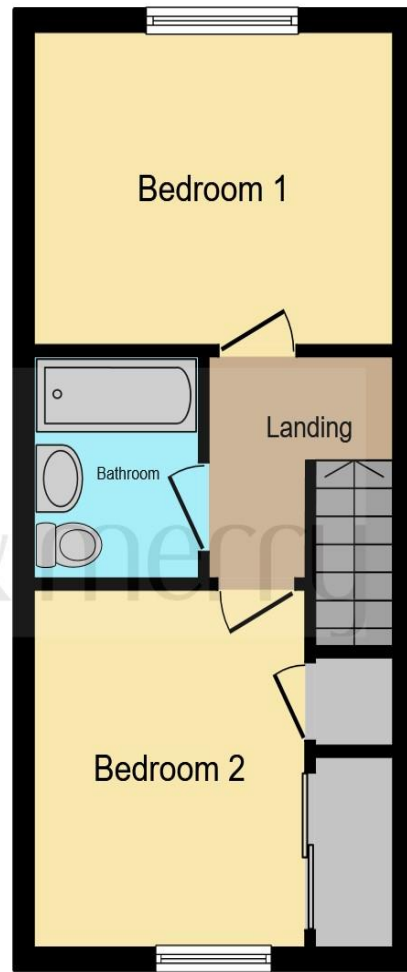
Laid to lawn with patio area, power and outside tap.

Parking

Parking space for one vehicle.



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



welcome to
Warneford Way,
Leighton Buzzard

- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- BUILT-IN WARDROBES
- EASY COMMUTING ROUTES TO M1 AND MAINLINE STATION
- CUL-DE-SAC

Tenure: Freehold EPC Rating: C

guide price

£295,000



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Property Ref:
LBZ109078 - 0006

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