



**Hartwell Crescent, Leighton Buzzard, LU7 1NP**

**welcome to**

## **Hartwell Crescent, Leighton Buzzard**

STUNNING! - THREE RECEPTION ROOMS - THREE DOUBLE BEDROOMS - FIRST FLOOR BATHROOM - CENTRAL LOCATION

### **Entrance Hallway**

Stripped and sealed wooden floor boards, wooden front door with stained glass window inset, double radiator and stairs to first floor.

### **Lounge**

12' 5" x 12' 1" ( 3.78m x 3.68m )

Walk-in, double-glazed, box bay window, double radiator, original fireplace with marble effect surround, TV point.

### **Family Room**

12' 7" max x 12' 2" max ( 3.84m max x 3.71m max )

Double-glazed, walk-in, box bay window to side overlooking the garden, door leading to garden and varnished wooden floorboards, original fireplace, tiled hearth, two double radiators.

### **Open Plan Kitchen/ Dining Room**

20' 5" max x 10' 5" max ( 6.22m max x 3.17m max )

Dining area: Fireplace with original surround, multi fuel burner inset, cupboards, original sash window to rear, under stairs storage cupboard. Traditional radiator.

Kitchen: Modern re-fitted kitchen with waxed butchers block work surfaces, range of wall and floor standing cupboards including integrated dishwasher, oven and grill, separate 5 burner gas hob with extractor hood and light over, tiled splash backs, tiled flooring, integrated fridge, original stripped wood back door and window to the side which leads to the back garden.

### **First Floor Landing**

Wooden balustrade and spindles, sash window to rear, loft access, stripped wooden doors to all rooms.

### **Master Bedroom**

12' 10" max x 12' 5" max ( 3.91m max x 3.78m max )

Walk-in double-glazed box bay window with view to side over garden, fireplace with tiled hearth, traditional radiator, picture rails.

### **Bedroom Two**

12' 11" x 11' 9" ( 3.94m x 3.58m )

Walk-in double-glazed box bay window to front aspect. Double radiator.

### **Bedroom Three**

12' 6" x 10' ( 3.81m x 3.05m )

Window to rear, airing cupboard, original cast iron fireplace, original built-in wardrobe, double radiator.

### **Family Bathroom**

White suite, comprising wash basin with mixer tap, low-level dual flush WC, panelled bath with curved glass shower screen and Mira shower with power pump, mixer tap, fully tiled, double-glazed frosted window to side, radiator, tiled floor, extractor vent.

### **Outside Utility**

6' 8" x 6' 1" ( 2.03m x 1.85m )

Work surface with single bowl stainless sink and drainer, space for washing machine and tumble dryer, shelves, cupboard, 'Baxi' wall mounted boiler, space for fridge/freezer, fluorescent strip lighting, original wooden latch door.

### **WC**

Original wooden latch door, opaque glass window to side, low level WC, light.

### **Garden**

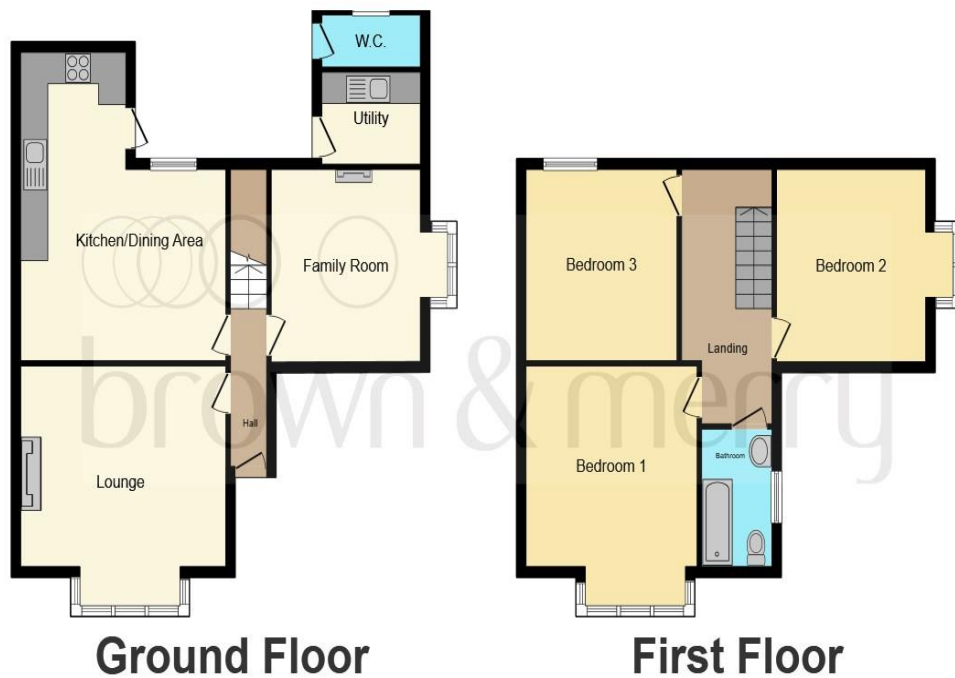
Mostly laid to lawn with mature shrub beds and borders. A paved patio area with pond, useful covered patio area adjacent to the property which also has access to the utility room and outside WC.

### **Parking**

Rear accessed driveway with gate to street

### **Agents Note**

There is an easement on the title, please enquire with the branch.



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**  
**Hartwell Crescent,**  
**Leighton Buzzard**

- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- PERIOD FEATURES
- REAR DRIVEWAY PARKING
- UTILITY ROOM

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers over  
**£475,000**



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Property Ref:  
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