



Heron Road, Leighton Buzzard, LU7 4BY

welcome to

Heron Road, Leighton Buzzard

This spacious, four-bedroom, mid-terrace town house, includes a master with en-suite, a large kitchen with dining space, integral garage and parking for two cars. This is the perfect balance of convenience and comfort.

Entrance Hall

Double-glazed door to the front and stairs to the first floor. Door to the cloakroom and the kitchen/diner.

Cloakroom

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

Kitchen / Diner

14' 11" x 12' 7" (4.55m x 3.84m)

Fitted kitchen with a mix of wall and base units with work surface over 1.5 stainless steel sink with mixer tap, electric oven and gas hob with extractor fan over. Integrated dishwasher, washing machine and fridge/freezer. Cupboard housing the central heating boiler and space for a dining table and chairs. Double-glazed window to the rear and double-glazed French doors leading out to the garden.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Storage cupboard and airing cupboard. Radiator and double-glazed window to the front.

Lounge

15' x 13' 4" (4.57m x 4.06m)

Radiator and double-glazed window to the rear. Double-glazed doors with a Juliet balcony overlooking the garden.

Bedroom Two

13' 5" x 8' 5" (4.09m x 2.57m)

Radiator and double-glazed window to the front.

Bathroom

Partially tiled with pedestal wash hand basin with separate taps, low-level WC and bath with hand-held shower attachment. Heated towel rail and extractor fan.

Second Floor Landing

Stairs from the first floor and loft access.

Bedroom One

16' 1" max x 8' 7" max (4.90m max x 2.62m max)

Radiator and double-glazed window to the rear.

En-Suite

Pedestal wash hand basin, low-level WC and walk-in shower with mixer taps. Double-glazed obscured window to the rear.

Bedroom Three

10' 2" x 8' 1" (3.10m x 2.46m)

Radiator and double-glazed window to the front.

Bedroom Four

10' 1" x 6' 4" (3.07m x 1.93m)

Storage cupboard, radiator and double-glazed window to the rear.

Outside Front Garden

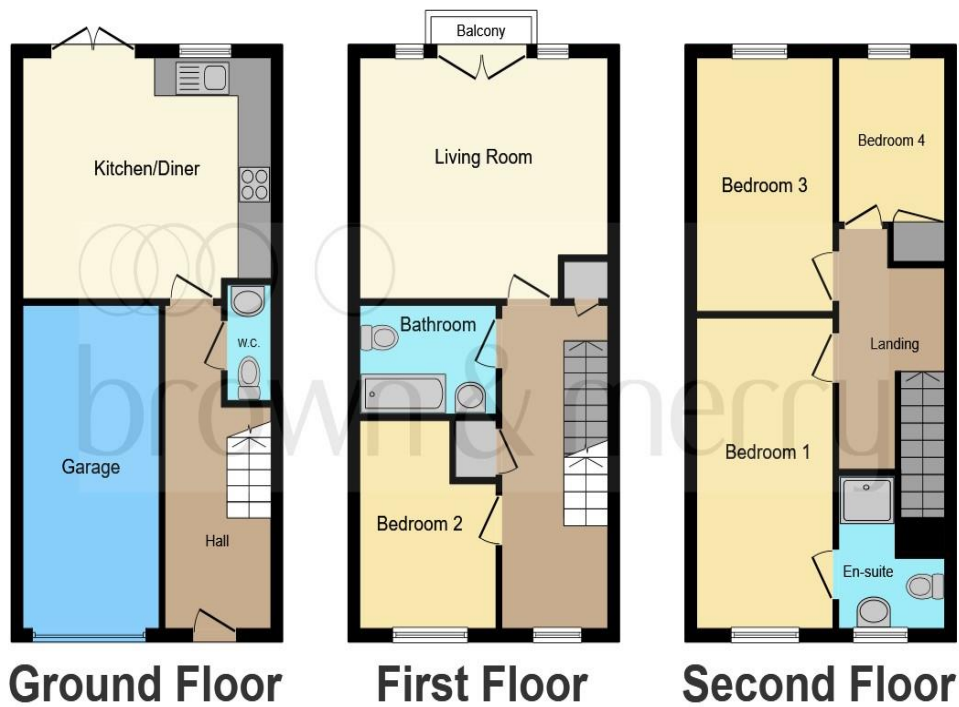
Driveway providing off-road parking.

Rear Garden

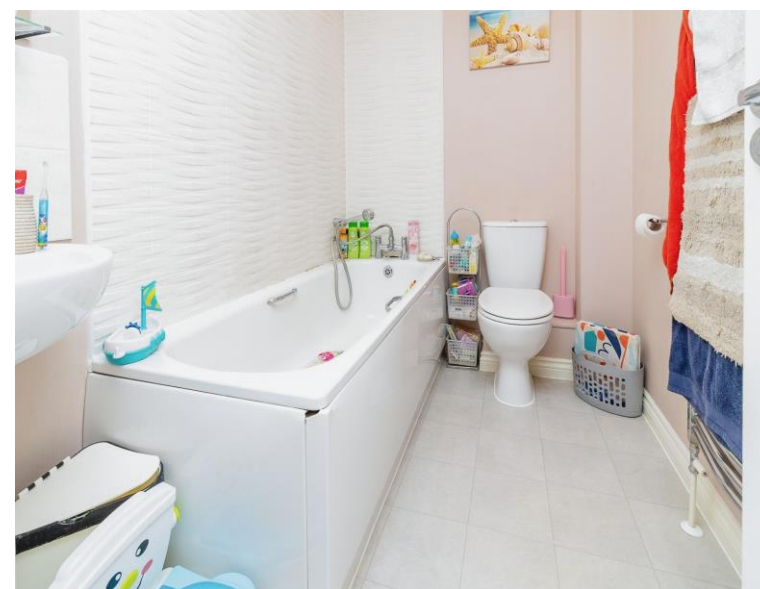
Enclosed by panel fencing with gated rear access, the garden is mainly laid to lawn with a decked area.

Garage

Garage with up & over door. Driveway providing off-road parking to the front.



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
Heron Road,
Leighton Buzzard

- OFF-STREET PARKING
- INTEGRAL GARAGE
- GENEROUS ROOMS SIZES
- MASTER EN-SUITE
- PROXIMITY TO LOCAL SCHOOLS

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



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Property Ref:
LBZ109176 - 0004

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