



Chiltern Gardens, Leighton Buzzard, LU7 3BL

welcome to

Chiltern Gardens, Leighton Buzzard

This well-presented, three-bedroom, end-of-terraced home offers a bright lounge/diner, a separate kitchen and a versatile rear reception room. This property benefits from a garage in a separate block and convenient on-street parking, close to amenities, schools and commuting routes.

Entrance Hall

Double glazed door to the front and doors to the cloakroom and lounge/diner.

Cloakroom

Wash hand basin with separate taps and storage cupboard under, low-level WC and double-glazed obscured window to the front.

Lounge / Diner

26' max x 9' 9" extending to 16' 2" max under stairs (7.92m max x 2.97m extending to 4.93m max under stairs)
TV point, under stairs storage and 2 radiators.
Double-glazed window to the front and double-glazed Patio doors to the second reception room.

Second Reception Room

15' x 8' 2" (4.57m x 2.49m)
Basin, radiator and double-glazed windows to the rear. Double-glazed French doors leading out to the garden.

Kitchen

9' 5" x 7' (2.87m x 2.13m)
Fitted kitchen with a mix of wall and base units with work surface over, 1.5 stainless steel sink with mixer tap and drainer, plus space for a cooker. Space for a washing machine and fridge/freezer. Single-glazed window to the extension.

First Floor Landing

Stairs from the ground floor and doors to all bedrooms and the bathroom.

Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)
Built-in storage cupboard, radiator and double-glazed window to the rear.

Bedroom Two

10' 11" x 10' (3.33m x 3.05m)
Radiator and double-glazed window to the front.

Bedroom Three

9' 7" x 5' 11" (2.92m x 1.80m)
Radiator and double-glazed window to the rear.

Bathroom

Wash hand basin with mixer tap set in a vanity unit, low-level WC and bath with mixer taps and shower over. Double-glazed obscured window to the rear.

Outside Front Garden

Laid to lawn with flower and shrub borders. Path leading to the front door.

Rear Garden

A walled and fence enclosed patio garden with gated access.

Garage

There is a garage in a separate block.



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
Chiltern Gardens,
Leighton Buzzard

- ADDITIONAL RECEPTION ROOMS
- GARAGE IN SEPARATE BLOCK
- EASY COMMUTING ROUTES TO MILTON KEYNES, M1 & SURROUNDING TOWNS
- LOUNGE/DINER
- LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: C

offers over

£300,000



view this property online [brownandmerry.co.uk/Property/LBZ109157](https://www.brownandmerry.co.uk/Property/LBZ109157)



Property Ref:
LBZ109157 - 0008

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@brownandmerry.co.uk



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



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)