



**Grebe Drive, Leighton Buzzard, LU7 4BH**

**welcome to**

## **Grebe Drive, Leighton Buzzard**

This spacious four-bedroom town house offers a bright lounge, kitchen/diner, three generously sized bedrooms with a generous master and en-suite on the second. The low maintenance garden is supported by direct garage access and off-street parking to the rear.

### **Entrance Hall**

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

### **Cloakroom**

Corner pedestal wash hand basin and low-level WC. Heated towel rail and extractor fan.

### **Lounge**

16' 2" x 11' 8" ( 4.93m x 3.56m )

Radiator and double-glazed French doors leading out to the garden.

### **Kitchen / Diner**

14' 1" x 9' 1" ( 4.29m x 2.77m )

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

### **First Floor Landing**

Stairs from the ground floor and stairs to the second floor. Airing cupboard and storage space.

### **Bedroom Two**

11' 4" x 9' 2" ( 3.45m x 2.79m )

Built-in wardrobes with hanging rail and storage, radiator and double-glazed window to the rear.

### **Bedroom Three**

10' 5" x 9' 2" ( 3.17m x 2.79m )

Built-in wardrobe with hanging rail and storage, radiator and double-glazed window to the front.

### **Bedroom Four**

7' 11" x 6' 8" ( 2.41m x 2.03m )

Radiator and double-glazed window to the rear.

### **Bathroom**

Pedestal wash hand basin with mixer tap, low-level WC and bath with mixer tap and shower over. Heated towel rail, extractor fan and double-glazed obscured window to the front.

### **Second Floor Landing**

Stairs from the first floor and cupboard housing the boiler.

### **Bedroom One**

20' max x 10' 2" max ( 6.10m max x 3.10m max )

Storage cupboard, loft access and radiator. Double-glazed velux style window to the rear and double-glazed box bay window to the front.

### **En-Suite**

Pedestal wash hand basin with mixer tap, low-level WC and shower with mixer tap. Heated towel rail and double-glazed obscured window to the rear.

### **Outside Rear Garden**

Fully enclosed, low-maintenance garden with a large patio area.

### **Outbuilding**

10' 3" x 9' 8" ( 3.12m x 2.95m )

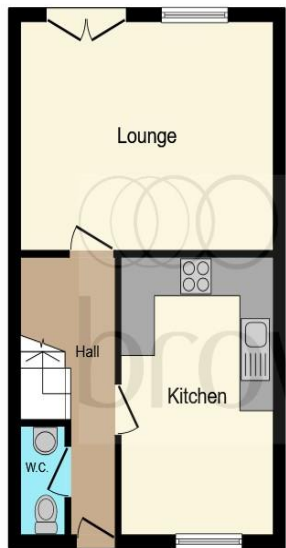
Under floor heating.

### **Parking**

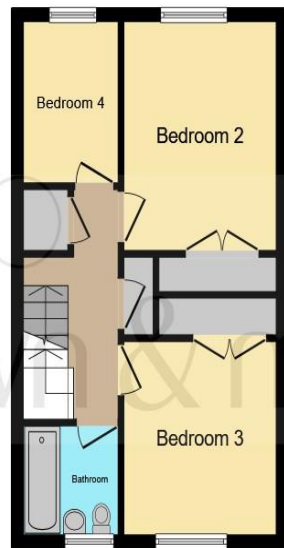
Tandem parking for 2 cars.

### **Agents Note**

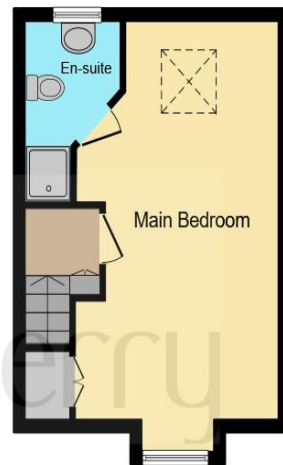
The garage has a 2/3rd's conversion.



**Ground Floor**



**First Floor**



**Second 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](http://www.focalagent.com)



**welcome to**  
**Grebe Drive,**  
**Leighton Buzzard**

- GARAGE
- DRIVEWAY PARKING TO THE REAR
- CLOSE TO AMENITIES, SCHOOLS AND TRANSPORT LINKS
- PROXIMITY TO ASTRAL LAKE AND PARK
- MASTER EN-SUITE

Tenure: Freehold EPC Rating: C

**£425,000**



**view this property online** [browndmerry.co.uk/Property/LBZ109182](https://www.browndmerry.co.uk/Property/LBZ109182)



Property Ref:  
LBZ109182 - 0006

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



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



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