



Windsor Avenue, Leighton Buzzard, LU7 1AP

welcome to

Windsor Avenue, Leighton Buzzard

A spacious, four-bedroom, detached home with attached garage and large driveway, just a short from the Town Centre. Well-maintained with landscaped gardens, conservatory and downstairs cloakroom this offers great potential for modernisation, in a quiet easy access area.

Entrance Hall

Upvc door to the front and radiator. Doors to the cloakroom and lounge.

Cloakroom

Wash hand basin set in a vanity unit and low-level WC with integral flush. Radiator and double-glazed obscured window to the rear.

Lounge

13' 10" x 13' 4" (4.22m x 4.06m)

Stairs to the first floor, under stairs storage, electric fireplace and radiator. Double-glazed bay window to the front and archway to the dining room.

Dining Room

9' 10" x 9' 4" (3.00m x 2.84m)

Archway to lounge, blocked off serving hatch and radiator. Double-glazed Patio doors to the conservatory.

Kitchen

10' 4" x 9' 4" (3.15m x 2.84m)

Fitted kitchen with a mix of wall and base units with work surface over, 1.5 stainless steel sink with mixer tap and drainer, electric double oven and gas hot with extractor fan over. Space for a washing machine, a dishwasher and a fridge/freezer. Double-glazed window to the rear and double-glazed door leading out to the garden.

Conservatory

9' 7" x 9' 5" (2.92m x 2.87m)

Upvc construction with double-glazed windows all around, double-glazed Patio doors from the dining room and double-glazed French doors leading out to the garden.

First Floor Landing

Stairs from the ground floor and double-glazed window to the side. Doors to all bedrooms and the bathroom.

Bedroom One

11' from wardrobes x 9' 5" (3.35m from wardrobes x 2.87m)

Fitted wardrobes with hanging rail and fitted overhead storage units, radiator and double-glazed window to the rear.

Bedroom Two

9' 6" x 7' 5" (2.90m x 2.26m)

Radiator and double-glazed window to the rear.

Bedroom Three

7' 11" x 6' 9" (2.41m x 2.06m)

Radiator and double-glazed window to the front.

Bedroom Four

7' 11" x 5' 10" (2.41m x 1.78m)

Radiator and double-glazed window to the front.

Shower Room

Fully tiled, wash hand basin with mixer tap and low-level WC with integrated vanity unit. Cubicle shower with mixer tap and heated towel rail. Double-glazed obscured window to the side.

Outside

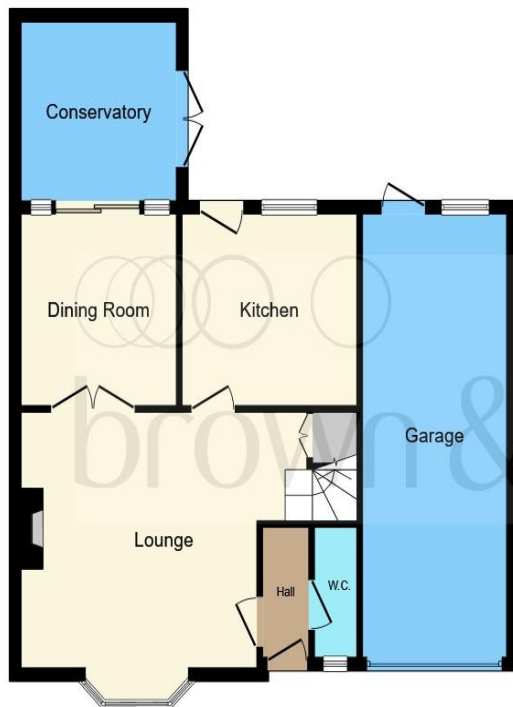
Rear Garden

Fully enclosed by panel fencing the garden is laid to lawn with a patio area and mature flower borders.

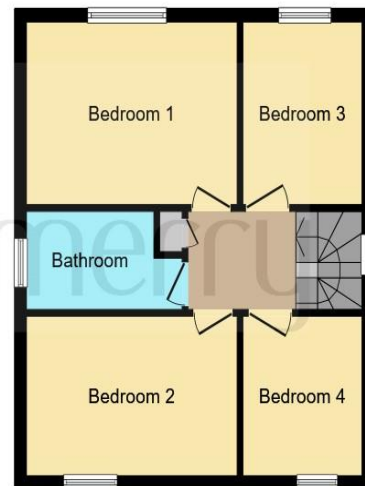
Front Garden

Laid to lawn with mature flower borders. Driveway proving off-road parking for 2 cars.

Garage



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



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Windsor Avenue,
Leighton Buzzard

- OFF STREET PARKING
- GARAGE
- CUL-DE-SAC
- CLOSE TO TOWN CENTRE
- LANDSCAPED GARDEN

Tenure: Freehold EPC Rating: D

£475,000



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