



Churchill Road, Leighton Buzzard, LU7 3EB

welcome to

Churchill Road, Leighton Buzzard

A well-presented, three-bedroom home, with separate reception rooms, and gated off-road parking. Ideal for a growing family with good local schools and amenities this property has a lot to offer.

Entrance Hall

Double-glazed door to the front. stairs to the first-floor, tiled flooring and radiator.

Lounge

11' 1" x 11' 1" (3.38m x 3.38m)

Radiator and double-glazed window to the front.

Dining Room

9' 1" x 8' 11" (2.77m x 2.72m)

Storage cupboard, radiator and double-glazed window to the rear. Double-glazed door leading out to the garden. Door to the kitchen.

Kitchen

8' 1" x 7' 10" (2.46m x 2.39m)

Fitted kitchen with a mix of wall and base units with work surface over, sink with drainer and space for a cooker. Space for a washing machine and a fridge/freezer. Double-glazed window to the rear and door to the dining room.

First Floor

Landing

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

Bedroom One

13' 1" x 8' 10" plus recess (3.99m x 2.69m plus recess)

Radiator and double-glazed window to the rear.

Bedroom Two

9' 1" x 8' 1" (2.77m x 2.46m)

Radiator and double-glazed window to the front.

Bedroom Three

8' 1" x 6' 1" (2.46m x 1.85m)

Wood laminate flooring, radiator and double-glazed window to the front.

Bathroom

Wash hand basin and bath with mixer tap and shower attachment. Radiator and double-glazed obscured window to the rear.

Separate Wc

Partially tiled with a low-level WC. Double-glazed obscured window to the rear.

Outside

Rear Garden

Mainly laid to lawn with a covered seating area and brick-built stage. Flower and shrub borders, outside power and light. Log cabin.

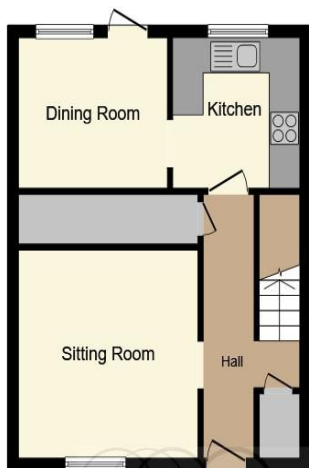
Log Cabin

15' 1" x 9' 1" (4.60m x 2.77m)

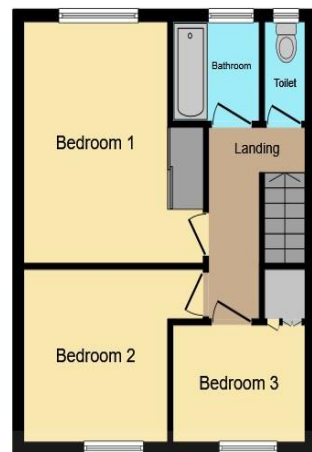
Power, light, double-glazed window and double-glazed door.

Front Garden

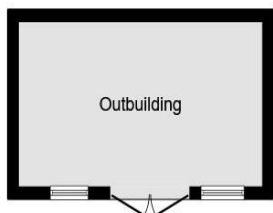
Shingle frontage providing off-road parking, raised beds with shrubs and gated access to the rear garden.



Ground Floor

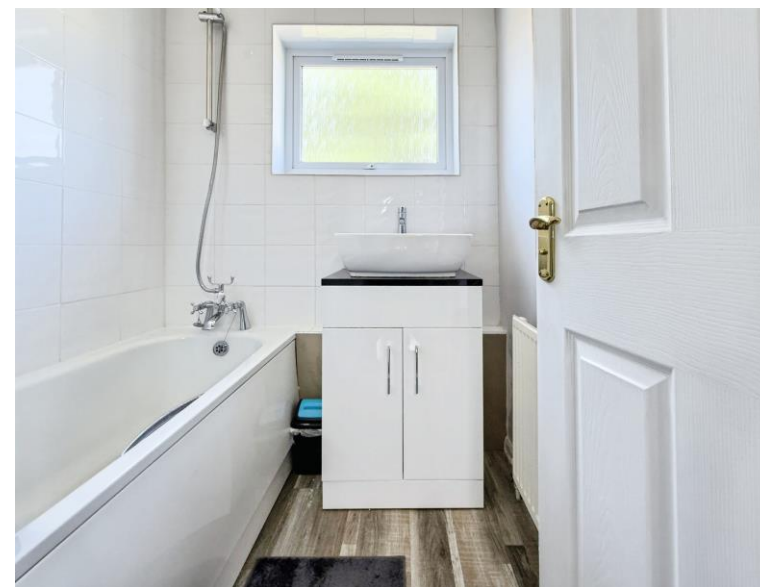


First Floor



Outbuilding

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
Churchill Road,
Leighton Buzzard

- GATED ACCESS WITH OFF-ROAD PARKING FOR SEVERAL CARS
- THREE-BED SEMI-DETACHED
- GREAT FAMILY HOME
- LOCAL SCHOOLS & AMENITIES
- WELL, PRESENTED THROUGHOUT

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

guide price
£350,000



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Property Ref:
LBZ109343 - 0005

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