



Willow Bank Walk, Leighton Buzzard, LU7 3UR

welcome to

Willow Bank Walk, Leighton Buzzard

A well-presented three-bedroom detached home featuring a modern kitchen off the entrance hall, downstairs cloakroom, spacious lounge and conservatory - all within easy reach of Leighton Buzzard town centre, well-regarded schools and local amenities.

Entrance Hall

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

Cloakroom

Wash hand basin with tiled splash-back and low-level WC. Double-glazed obscured window to the side.

Lounge / Diner

14' 10" max x 14' 10" max (4.52m max x 4.52m max)
Laminate flooring, radiator and double-glazed window to the conservatory. Double-glazed Patio doors leading into the conservatory.

Conservatory

14' 10" x 12' 2" (4.52m x 3.71m)
Brick and Upvc construction with double-glazed windows to the rear and side, electric heating, power and light. Double-glazed Patio doors leading out to the garden.

Kitchen

9' 11" x 8' 9" (3.02m x 2.67m)
Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, 1.5 bowl stainless steel sink with mixer tap and drainer, electric oven and gas hob with extractor fan over. Space for a dishwasher, a washing machine and a fridge/freezer. Double-glazed window to the front.

First Floor Landing

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

Bedroom One

13' 6" max x 8' 10" (4.11m max x 2.69m)
Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the front.

Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m)
Storage cupboard, radiator and double-glazed window to the rear.

Bedroom Three

8' 7" x 6' 5" (2.62m x 1.96m)
Radiator and double-glazed window to the rear.

Bathroom

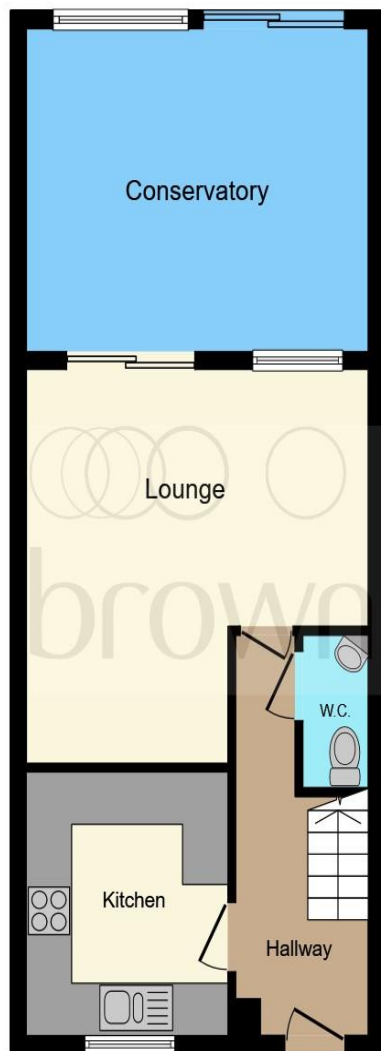
Fully tiled with wash hand basin with a storage cupboard under, low-level WC and a bath with mixer tap and shower over. A plumbed in vertical radiator and double-glazed window to the front.

Outside Front Garden

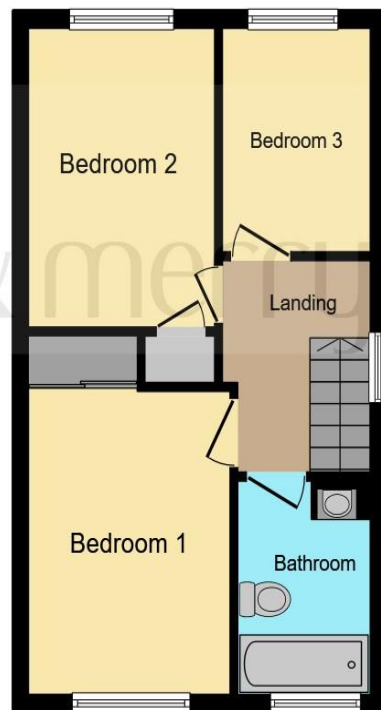
Enclosed by picket fencing the garden is mainly laid to lawn with a shrub border and a path leading to the front door.

Rear Garden

Low-maintenance garden laid with block paving, gated side access and gated rear access to the 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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Willow Bank Walk,
Leighton Buzzard

- THREE BEDROOM DETACHED
- GARAGE EN BLOC
- CONSERVATORY
- CLOAKROOM
- POSITIVE INPUT VENTILATION

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

guide price
£350,000



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