



Hornbeam Close, Leighton Buzzard, LU7 3FE

welcome to

Hornbeam Close, Leighton Buzzard

Modern open-plan kitchen/living area with breakfast bar and bi-fold doors to the rear garden. Two bedrooms, family bathroom, garage en bloc with parking in front. Great location close to amenities, schools and transport links.

A Modern Open-Plan Kitchen/Liv

Upvc door to the front and storage cupboards to the side. Opens into the lounge/kitchen/diner.

Lounge / Kitchen / Diner

25' 4" max x 10' 4" max (7.72m max x 3.15m max)
Lounge/dining area - Electric fireplace, built-in under stairs storage, radiator and double-glazed bi-fold doors leading out to the garden.

Kitchen area - Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, electric oven and electric hob with chimney style extractor fan over. Space for a washing machine, dishwasher and a fridge/freezer. Breakfast bar and double-glazed window to the front.

First Floor Landing

Stairs from the ground floor and space for a tumble dryer in the airing cupboard.

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)
Built-in wardrobes, radiator and double-glazed window to the rear.

Bedroom Two

11' 3" x 6' 10" (3.43m x 2.08m)
Radiator and double-glazed window to the front.

Bathroom

Fully tiled with a wash hand basin set in a vanity unit, low-level WC and a 'P' shaped bath with mixer tap and shower over. Double-glazed obscured window to the front.

Outside Front Garden

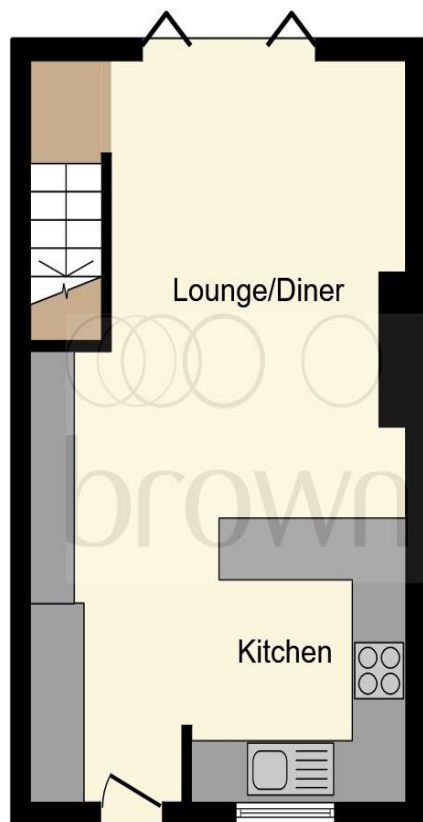
Enclosed by a low fence the garden is gravelled with a path leading to the front door.

Rear Garden

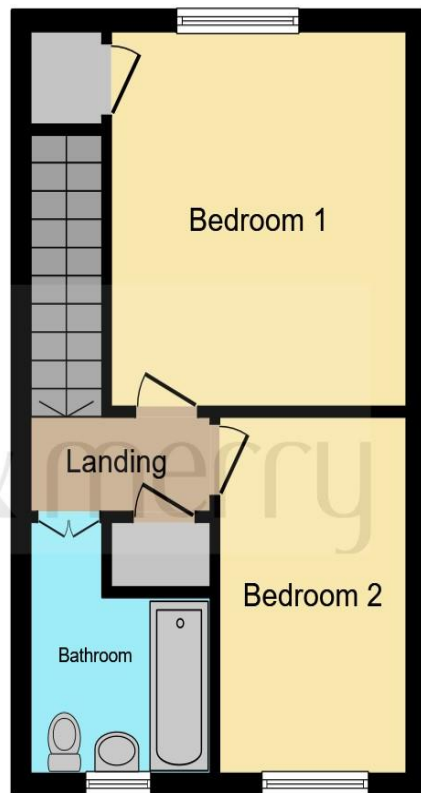
Enclosed by panel fencing with gated rear access the garden is laid with artificial grass and a decked patio with shrub borders.

Garage En Bloc

There is a single 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
Hornbeam Close,
Leighton Buzzard

- GARAGE EN BLOC
- BI-FOLD DOORS TO REAR
- OPEN-PLAN KITCHEN/LIVING
- CLOSE TO LOCAL SCHOOL AND AMENITIES
- EXCELLENT TRANSPORT LINKS

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

£300,000



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