



Brooklands Drive, Leighton Buzzard, LU7 3PD

welcome to

Brooklands Drive, Leighton Buzzard

Situated in the sought after BROOKLANDS AREA, this three-bedroom, SEMI-DETACHED, family home is close to schools, amenities and commuting routes. This property boasts a spacious kitchen/breakfast/dining room, a separate lounge, 3 good sized bedrooms, outbuilding and ample parking.

Entrance Hall

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

Lounge

14' 2" x 11' 6" (4.32m x 3.51m)
Electric fireplace, storage cupboard and radiator.
Double-glazed window to the front.

Kitchen / Breakfast / Diner

20' 11" x 8' 10" (6.38m x 2.69m)
'L' shaped room - Fitted with a mix of wall and base units with work surface over. 1.5 stainless steel sink with mixer tap, electric oven and gas hob with extractor fan over. Radiator and space for a dining table and chairs. Double-glazed window to the side and a Upvc door to the side.

Utility Room

6' 9" x 5' 8" (2.06m x 1.73m)
Partially tiled with a sink unit with mixer taps, radiator and space for a washing machine and a fridge/freezer. Double-glazed window to the rear.

Cloakroom

Partially tiled with low-level WC and radiator.
Double-glazed obscured window to the side.

First Floor Landing

Stairs from the ground floor, loft access and double-glazed window to the side.

Bedroom One

11' 6" to wardrobes x 9' 9" max (3.51m to wardrobes x 2.97m max)
Built-in wardrobes with hanging rail and storage space, radiator and double-glazed window to the front.

Bedroom Two

12' x 8' 11" (3.66m x 2.72m)
Radiator and double-glazed window to the rear.

Bedroom Three

8' 8" x 8' 4" (2.64m x 2.54m)
Radiator and double-glazed window to the front.

Bathroom

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a shower over. Heated towel rail and 2 double-glazed obscured windows to the rear.

Outside Outbuilding / Gym

18' 7" x 8' 9" (5.66m x 2.67m)
Electric radiators, skylight and double-glazed window to the rear. Double-glazed door to the side.

Rear Garden

Enclosed by fencing the garden is mainly laid to lawn with a patio area.

Front Garden

Block paved frontage with flower and shrub borders.

Agents Note

There is a easement on the title, please enquire with the branch.



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
Brooklands Drive,
Leighton Buzzard

- THREE-BEDROOM SEMI-DETACHED
- KITCHEN/BREAKFAST/DINING ROOM
- MODERN BATHROOM
- OUTBUILDING CURRENTLY USED AS A GYM
- AMPLE PARKING

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

£425,000



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Property Ref:
LBZ109519 - 0003

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brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



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



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