



Harrow Road, Leighton Buzzard, LU7 4UQ

welcome to

Harrow Road, Leighton Buzzard

Well-presented three-bedroom semi-detached home offering spacious and versatile accommodation. Features include a large driveway, extended kitchen, dining room, summer room, and a converted garage providing flexible living space. The property also benefits from a small, well-maintained garden.

Entrance Hall

Double-glazed door to the front, radiator and doors to the lounge, dining room and office.

Cloakroom

A wall mounted wash hand basin with separate taps and a low-level WC. Extractor fan.

Study

16' 7" x 7' 4" (5.05m x 2.24m)
Radiator and double-glazed window to the front.

Lounge

14' 5" x 11' 10" (4.39m x 3.61m)
Stairs to the first floor and radiators. Double-glazed window and double-glazed Patio doors to the summer room.

Summer Room

11' 5" x 10' 7" (3.48m x 3.23m)
Electric radiator, glass roof, double-glazed Patio doors to the lounge and double-glazed French doors leading out to the garden.

Dining Room

11' 9" x 8' 2" (3.58m x 2.49m)
Radiator and double-glazed full height window to the front.

Kitchen

24' 1" max x 7' 1" (7.34m max x 2.16m)
A fitted kitchen with a mix of wall and base units with work surface over, sink with drainer, Space for a range style cooker with a chimney style extractor fan over. Integrated dishwasher and space for a washing machine, a tumble dryer and a fridge/freezer. Radiator and double-glazed window to the rear. Double-glazed doors to the side.

First Floor Landing

Stairs from the ground floor and loft access, storage cupboard and Doors to all bedrooms and the family bathroom.

Bedroom One

11' 4" x 10' To Wardrobes (3.45m x 3.05m To Wardrobes)
Fitted wardrobes with a hanging rail and storage, radiator and double-glazed window to the rear

Bedroom Two

14' 6" x 9' 1" (4.42m x 2.77m)
Fitted wardrobes with a hanging rail and storage, radiator and double-glazed window to the rear.

Bedroom Three

10' 4" x 10' (3.15m x 3.05m)
Built-in wardrobes with hanging rail and storage, radiator and double-glazed window to the front.

Bathroom

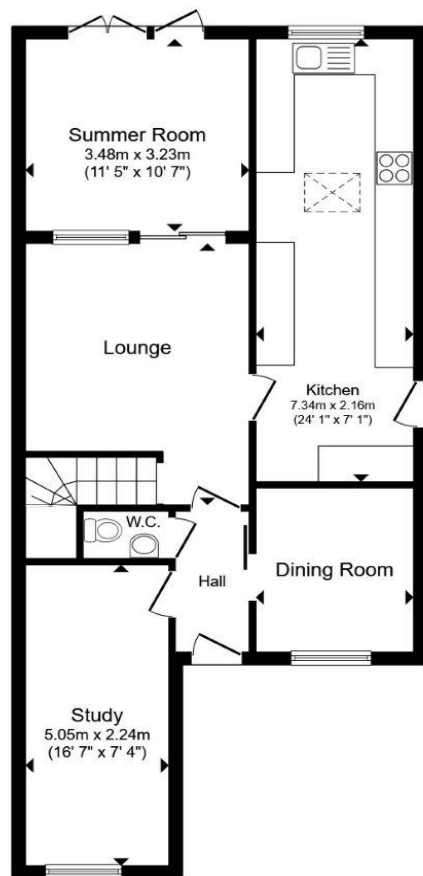
Partially tiled with pedestal wash hand basin with mixer tap, low-level WC and a bath with rain shower over and a separate hand-held shower attachment. Heated towel rail and double-glazed obscured window to the front.

Outside Rear Garden

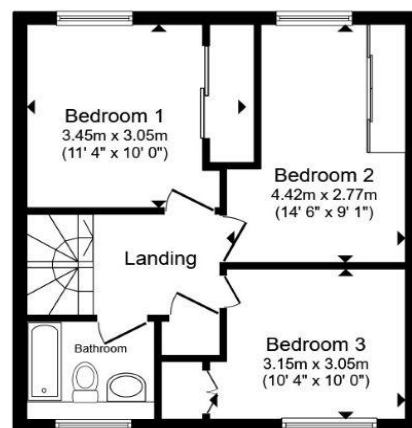
Mature garden fully enclosed by a brick wall and fencing. Laid to lawn with a small patio area with flower and shrub borders. Shed.

Parking

Large driveway to the front providing off-street parking for multiple vehicles.



Ground Floor



First Floor

Total floor area 109.5 m² (1,179 sq.ft.) approx

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.propertybox.io



welcome to
Harrow Road,
Leighton Buzzard

- THREE-BEDROOM SEMI-DETACHED
- EXTENDED KITCHEN
- SUMMER ROOM
- CONVERTED GARAGE
- CLOSE TO LOCAL AMENITIES

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

£425,000



view this property online [brownandmerry.co.uk/Property/LBZ109547](https://www.brownandmerry.co.uk/Property/LBZ109547)



Property Ref:
LBZ109547 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



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



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)