



**Puffin Place, Leighton Buzzard, LU7 4DZ**

**welcome to**

## **Puffin Place, Leighton Buzzard**

A well-presented three-bedroom SEMI-DETACHED home with a LARGER GARDEN than the area suggests, Featuring a spacious Lounge/diner, oversized cloakroom, three versatile bedrooms and off-street parking with car port. Ideal for families, first-time buyers or investors.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor and under stairs storage. Doors to the kitchen, lounge/diner and the cloakroom.

### **Cloakroom**

Corner, pedestal wash hand basin and low-level WC. Radiator and space for a tumble dryer.

### **Lounge / Diner**

'L' shaped with a TV point, radiator and space for a dining table and chairs. Double-glazed window to the rear and double-glazed door leading out to the garden.

### **Kitchen**

Fitted 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 a chimney style extractor fan over. Space for a dishwasher, washing machine and a fridge/freezer. Double-glazed window to the front.

### **First Floor**

#### **Landing**

Stairs from the ground floor and a storage cupboard. Doors to all bedrooms and the family bathroom.

#### **Bedroom One**

Radiator and double-glazed window to the rear.

#### **Bedroom Two**

Radiator and double-glazed window to the front.

#### **Bedroom Three**

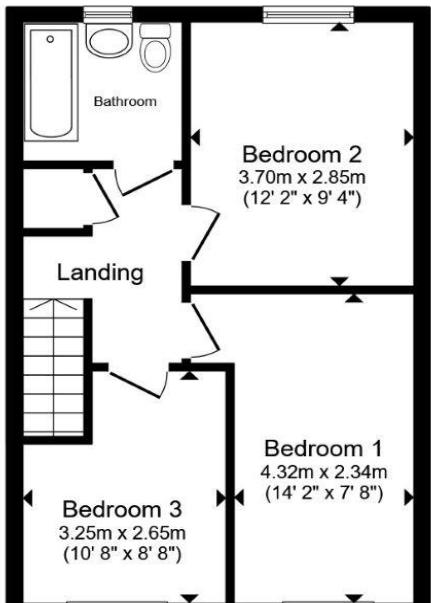
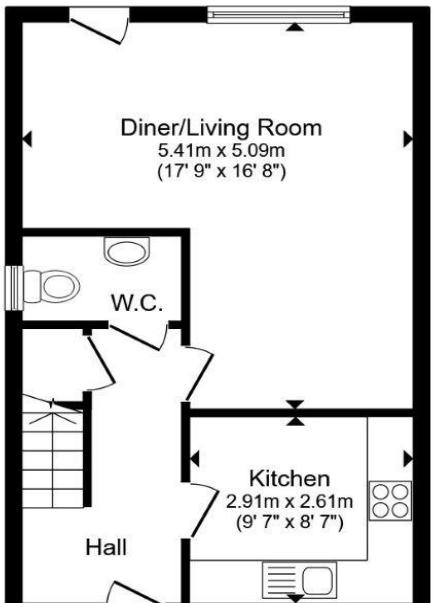
Bulk-head, radiator and double-glazed window to the front.

### **Bathroom**

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

### **Outside** **Rear Garden**

Enclosed by panel fencing with gated access to the front, the garden is mainly laid to lawn with a small patio area and a shed.



**Total floor area 82.7 m<sup>2</sup> (890 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](http://www.propertybox.io)



welcome to

**Puffin Place,**

**Leighton Buzzard**

- THREE-BEDROOM SEMI-DETACHED
- OFF-STREET PARKING
- CARPORT
- PROXIMITY TO LOCAL SCHOOL
- EASY COMMUTING ROUTES TO SURROUNDING AREAS

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£355,000**



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**01525 372021**



LeightonBuzzard@brownandmerry.co.uk



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



**brownandmerry.co.uk**