



Willow Bank Walk, Leighton Buzzard, LU7 3UR

welcome to

Willow Bank Walk, Leighton Buzzard

Situated within walking distance of both MIDDLE and UPPER schools, and with GOOD TRANSPORT LINKS is this STUNNING, SEMI-DETACHED family home. Highlights: open plan Kitchen/Diner/Lounge, re-fitted bathroom, new boiler and impressive rear garden. Garage in a nearby block. MUST BE VIEWED!

Entrance Hall

Double-glazed door to the front, stairs to the first floor and radiator. Doors to the kitchen/dining area, lounge area and cloakroom.

Cloakroom

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

Lounge Area

TV point, radiator, and double-glazed window to the rear. Double-glazed French doors leading out to the garden.

Kitchen / Dining Area

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, 1.5 bowl sink with mixer tap and drainer, integrated electric oven and electric hob with extractor fan over. Space for a washing machine, dishwasher and fridge/freezer. Ladder radiator and space for a dining table and chairs. 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

Built-in wardrobes with hanging and storage space, radiator and double-glazed window to the front.

Bedroom Two

Airing cupboard, radiator and double-glazed window to the rear.

Bedroom Three

Radiator and double-glazed window to the rear.

Bathroom

Fully tiled with wash hand basin set in a vanity unit, low-level WC and bath with mixer taps and power shower over. Heated towel rail and double-glazed obscured window to the front.

Outside Front Garden

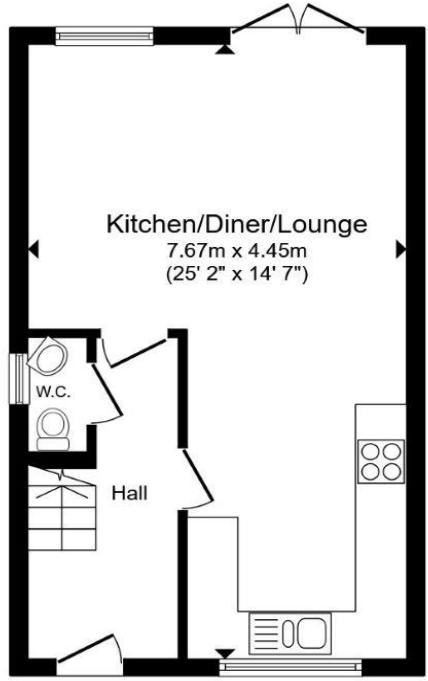
Mainly laid to lawn with a tree and path leading to the front door.

Rear Garden

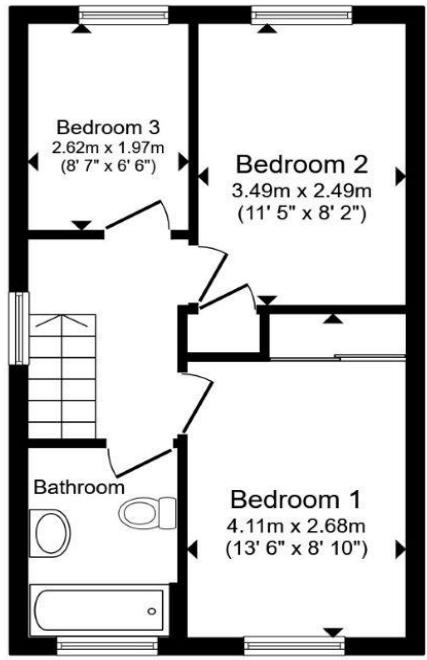
Landscaped with mature flower and shrub borders, a spacious lawn area plus a graveled seating area ideal for entertaining.

Garage

Garage in a block.



Ground Floor



First Floor

Total floor area 69.1 m² (743 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



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Willow Bank Walk, Leighton Buzzard

- THREE-BEDROOM SEMI
- OPEN-PLAN LIVING SPACE
- RE-FITTED BATHROOM AND KITCHEN
- WELL MAINTAINED AND LARGE REAR GARDEN
- GARAGE IN A BLOCK

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£350,000



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Property Ref:
LBZ109633 - 0004

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