



**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.

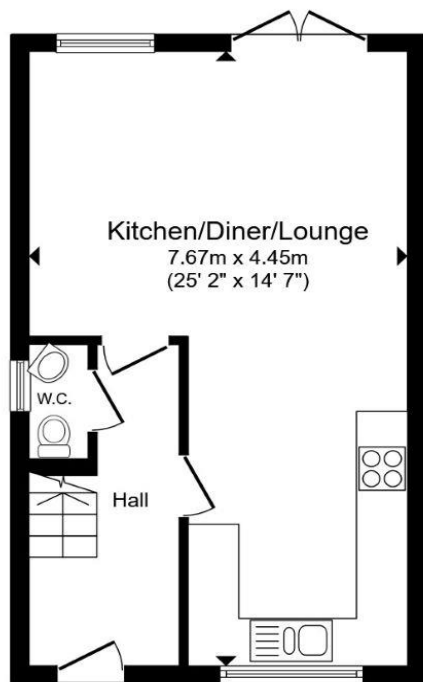
### **Rear Garden**

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

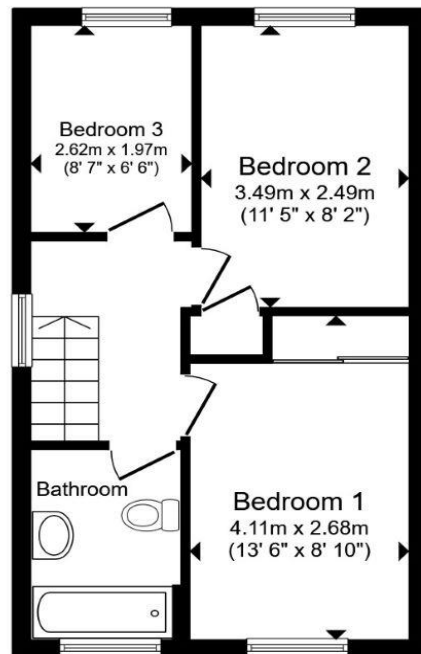
### **Garage**

Garage in a block.





**Ground Floor**



**First Floor**

Total floor area 69.1 m<sup>2</sup> (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](http://www.propertybox.io)



**welcome to**  
**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**



**view this property online** [brownandmerry.co.uk/Property/LBZ109633](https://www.brownandmerry.co.uk/Property/LBZ109633)



Property Ref:  
LBZ109633 - 0004

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](mailto:LeightonBuzzard@brownandmerry.co.uk)



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



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