



**Marley Fields, Leighton Buzzard, LU7 4WH**

**welcome to**

## **Marley Fields, Leighton Buzzard**

A spacious, four-bed, detached with a kitchen/diner, utility room and cloakroom. A master bedroom with en-suite, three further bedrooms and a family bathroom. It also includes a low-maintenance garden, integral garage and off-street parking.

### **Entrance Hall**

Double-glazed door to the front, radiator and stairs to the first floor.

### **Cloakroom**

Wash hand basin and low-level WC. Heated towel rail and double-glazed obscured window to the front.

### **Lounge**

13' 10" extending to 14' 8" into bay x 11' 3" max ( 4.22m extending to 4.47m into bay x 3.43m max )  
Radiator and double-glazed box bay window to the front. Door to the kitchen/diner.

### **Kitchen / Diner**

21' x 9' 4" ( 6.40m x 2.84m )  
Partially tiled, fitted kitchen, with a mix of wall and base units with granite work surface over, sink with drainer and electric oven and electric hob with extractor fan over. Integrated dishwasher and integrated fridge. Radiator and double-glazed window to the rear. Door to the utility room and double-glazed Patio doors leading out to the garden.

### **Utility Room**

9' 7" x 5' 3" ( 2.92m x 1.60m )  
Fitted with a mix of wall and base units with granite work surface over and space for a washing machine. Door to the garage. Double-glazed window to the rear and double-glazed door to the rear.

### **First Floor Landing**

Stairs from the ground floor, doors to all bedrooms and the family bathroom.

### **Bedroom One**

11' 8" max x 11' 1" max ( 3.56m max x 3.38m max )  
Built-in wardrobes with hanging rail and storage, radiator and double-glazed window to the front.

### **En-Suite**

Partially tiled with wash hand basin, bidet, low-level WC and shower cubicle. Radiator and double-glazed obscured window to the front.

### **Bedroom Two**

11' max x 11' max ( 3.35m max x 3.35m max )  
Radiator and double-glazed window to the rear.

### **Bedroom Three**

12' 9" x 8' 3" ( 3.89m x 2.51m )  
Radiator and double-glazed window to the front.

### **Bedroom Four**

8' 7" x 7' 8" ( 2.62m x 2.34m )  
Radiator and double-glazed window to the rear.

### **Bathroom**

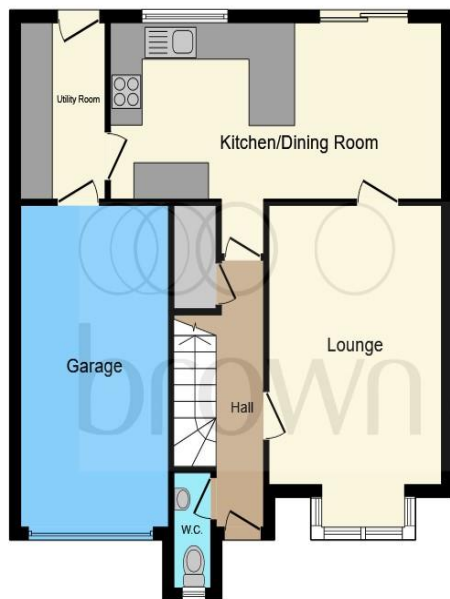
Fully tiled with wash hand basin, low-level WC and 'P' shaped bath with shower over. Tiled flooring, radiator and double-glazed obscured window to the rear.

### **Outside Rear Garden**

Enclosed garden with gated side access. Low maintenance, laid with artificial grass and a paved patio area.

### **Garage & Parking**

Garage with off-road parking to the front.



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)





**welcome to**  
**Marley Fields,**  
**Leighton Buzzard**

- OFF-STREET PARKING
- INTEGRAL GARAGE
- LOW-MAINTENANCE GARDEN
- HIGH QUALITY FINISH
- GENEROUSLY SIZED BEDROOMS

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

guide price

**£470,000**



**view this property online** [brownandmerry.co.uk/Property/LBZ109186](https://www.brownandmerry.co.uk/Property/LBZ109186)



Property Ref:  
LBZ109186 - 0005

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)**