



Goshawk Green, Leighton Buzzard, LU7 4DP

welcome to

Goshawk Green, Leighton Buzzard

Welcome to this Immaculately presented four-bedroom, semi-detached Townhouse, offering spacious accommodation over three floors. Features include a refitted kitchen, modern lounge, master with en-suite, landscaped rear garden, garage and tandem parking. perfect for modern family living.

Entrance Hall

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

Lounge

10' max x 16' max (3.05m max x 4.88m max)
TV point, radiator and double-glazed window to the rear. Double-glazed French doors leading out to the garden.

Kitchen / Diner

15' 2" max x 9' max (4.62m max x 2.74m max)
Fitted with a mix of wall and base units with work surface over, inset sink with handheld mixer tap, electric oven and induction hob with extractor fan over. Space for a fridge/freezer. Radiator and space for a small dining table and chairs. Double-glazed window to the front.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Doors to bedrooms two, three and four plus the family bathroom.

Bedroom Two

13' 6" max x 9' 6" max (4.11m max x 2.90m max)
Radiator and double-glazed window to the rear.

Bedroom Three

13' max x 9' 6" max (3.96m max x 2.90m max)
Radiator and double-glazed window to the front.

Bedroom Four

10' 9" max x 6' 9" max (3.28m max x 2.06m max)
Radiator and double-glazed window to the rear.

Bathroom

Fully tiled with a pedestal wash hand basin, low-level WC and a bath with a shower over. Radiator, extractor fan and double-glazed obscured window to the front.

Second Floor Landing

Stairs from the first floor.

Bedroom One

17' 1" max x 11' 1" max (5.21m max x 3.38m max)
Built-in wardrobes with hanging rail and storage, radiator and double-glazed window to the front. Velux style window to the rear.

En-Suite

Partially tiled with a pedestal wash hand basin with separate taps, low-level WC and a shower cubicle. Radiator, extractor fan and a velux style window to the rear.

Outside Garage

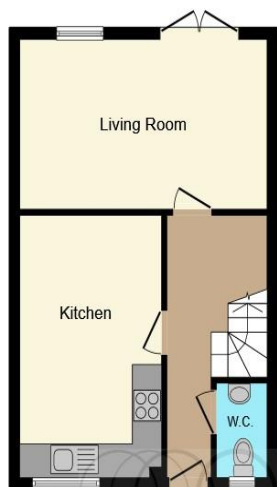
Garage with up & over door.

Front Garden

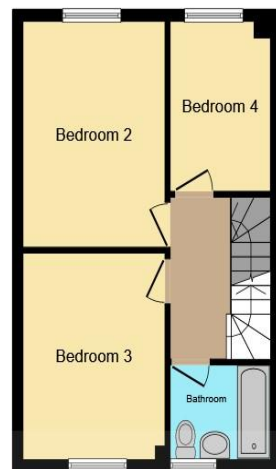
Laid to lawn with a path leading to the front door. Driveway in front of the garage to the side providing off-road parking.

Rear Garden

Mainly laid to lawn with a paved patio area.



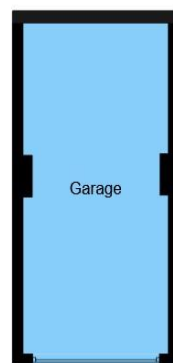
Ground Floor



First Floor



Second Floor



Garage

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



welcome to
Goshawk Green,
Leighton Buzzard

- OFF STREET PARKING
- GARAGE
- MASTER EN-SUITE
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- EASY COMMUTING ROUTES TO M1 AND SURROUNDING AREAS

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

£425,000



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