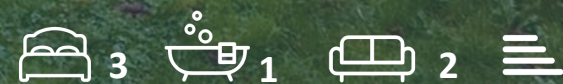




Highfield Road, Leighton Buzzard

£275,000





# Highfield Road, Leighton Buzzard

## Floor Plan

- Three Bedrooms
- Excellent First Time Buy or Family Home
- South-West Facing Garden
- Excellent School Catchments
- No Upper Chain
- Parking At Rear
- In Need of Modernisation
- Bags of Potential for Improvement
- Great Opportunity for Quick Move!
- Separate Living Room & Kitchen

Located within excellent school catchments for all ages on the popular Brooklands area in Leighton Buzzard and offered with NO UPPER CHAIN is this THREE BEDROOM HOUSE WITH DRIVEWAY PARKING.

While the property requires some modernisation and refurbishment, it offers tremendous potential for the next owner to truly transform it into their ideal home. This is a fantastic opportunity to create a personalized space and add value through renovation.

The property comes with good sized rooms throughout, with the accommodation laid out over two floors.

To the ground floor there is an entrance hallway, with an under stairs storage cupboard and doors leading into the living room, kitchen and bathroom. Additionally there is an extra room at the back beyond the kitchen which can be used as a further lounge or seating space, dining area or home office.

Stairs rise up to the first floor landing where there are three good sized bedrooms, the master boasting a generous 17ft in width. Lastly there is loft access with the potential to add a conversion if required (subject to necessary planning permissions)

The property rests on a good sized plot with low maintenance gardens. At the front it is mainly laid to lawn with high border hedging and pathway to the front door. The front has the potential to be turned into a driveway as similar houses along the street have done so.

At the rear of the property is a south west facing garden, again mainly laid to lawn with a paved patio seating space and gate leading to the parking.

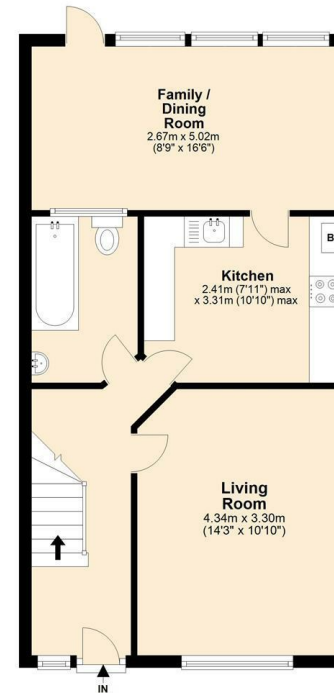
## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

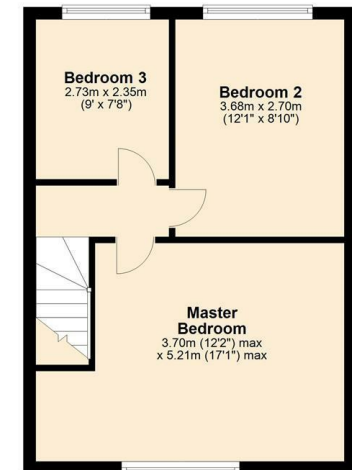
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

Ground Floor



First Floor



27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

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