



Clipstone Crescent, Leighton Buzzard, LU7 3LU

£320,000



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Floor Plan

- Well Presented Semi Detached House
- Three Bedrooms
- Popular 'Brooklands' Development in Leighton Buzzard
- Garage & Driveway
- No Upper Chain
- Generous Sized South East Facing Garden
- Replacement Carpets
- Excellent School Catchments for All Ages
- Strong Commuter Links to Station & M1
- Great Potential for Improvement or Extensions

Located within the popular Brooklands Development in Leighton Buzzard is this well presented three bedroom semi detached house with a garage, driveway and a generous rear garden, offered without an upper chain making it ideal for those wanting a quick move.

The property would make a perfect family home as falls within excellent school catchments for all age groups, aswell as having convenient access to Leighton Buzzard's town centre, the mainline train station with services to London Euston, and major road links like the A5 and the M1 motorway, making it suitable also for commuters.

The property has good sized rooms with the accommodation split over two floors. To the ground floor there is a spacious entrance hallway, an impressive front to back lounge/diner aswell as a separate kitchen.

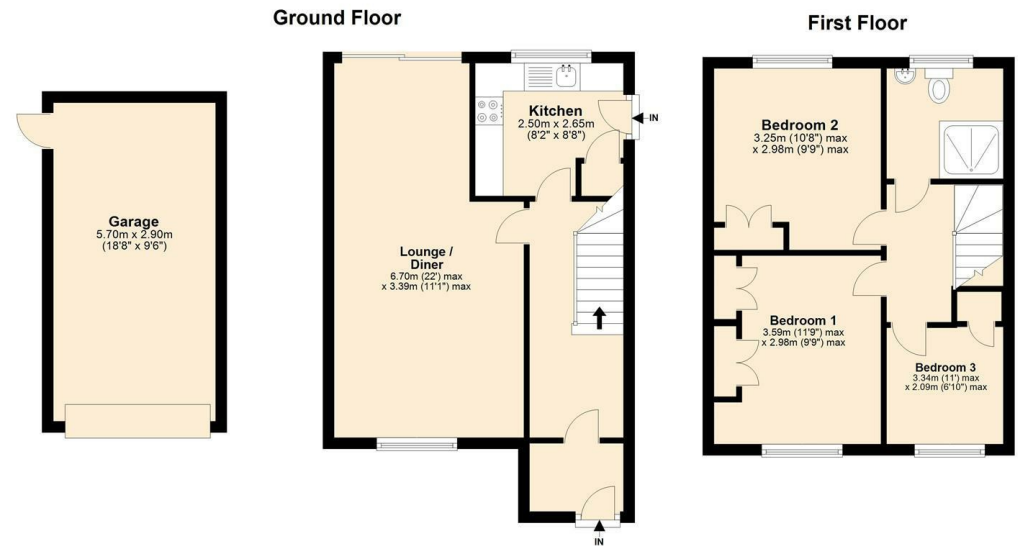
Stairs rise up to the first floor landing where there is a shower room, and three bedrooms, two of which are comfortable doubles and the third being a single or could also be used as a home office or study space.

The property rests on a good sized plot with ample space to add extensions. At the front is a fully paved garden enclosed by a low level brick wall, which could be used as a driveway. There is access to the back garden through the shared access down the side.

The rear garden comes low maintenance mainly laid to lawn with paved patio seating space, further driveway for parking and pathway leading to the courtesy garage door and hard standing at the bottom ideal for more seating or storage of a shed.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiators powered by a wall mounted boiler. There is mains electricity connected.

Council Tax Band C



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.

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