



Clipstone Crescent, Leighton Buzzard, LU7 3LX

£399,995

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- **No Upper Chain**
- **Impressive Extended Chalet Bungalow**
- **Garage & Driveway for Multiple Vehicles**
- **Three Bedrooms**
- **Beautifully Presented Rear Garden**
- **Adaptable & Flexible Layout**
- **Excellent Location Close to Town Centre**
- **Conservatory / Additional Sitting Room**
- **Fitted Wardrobes to Master Bedroom**
- **Modern Fitted Kitchen**

Located within the popular Brooklands development in Leighton Buzzard is this well presented three bedroom semi-detached Chalet Bungalow 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, as well 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 adaptable, flexible and spacious layout offers a blank canvas, allowing buyers to design and customize the property entirely to their vision.

This impressive property boasts generously proportioned rooms throughout, with accommodation arranged over two floors, offering a flexible and versatile layout that can be tailored to suit a variety of lifestyles and needs.

To the ground floor there is an entrance hallway with a handy storage cupboard, a cosy yet comfortable lounge with sliding patio doors leading to a fantastic conservatory which could be used as a dining space or additional sitting room. Additionally there is a separate modern fitted kitchen, double bedroom and a shower room.

Stairs rise up to the first floor landing where there is a convenient WC, a master bedroom with large eaves storage accommodating the gas boiler and third double bedroom.



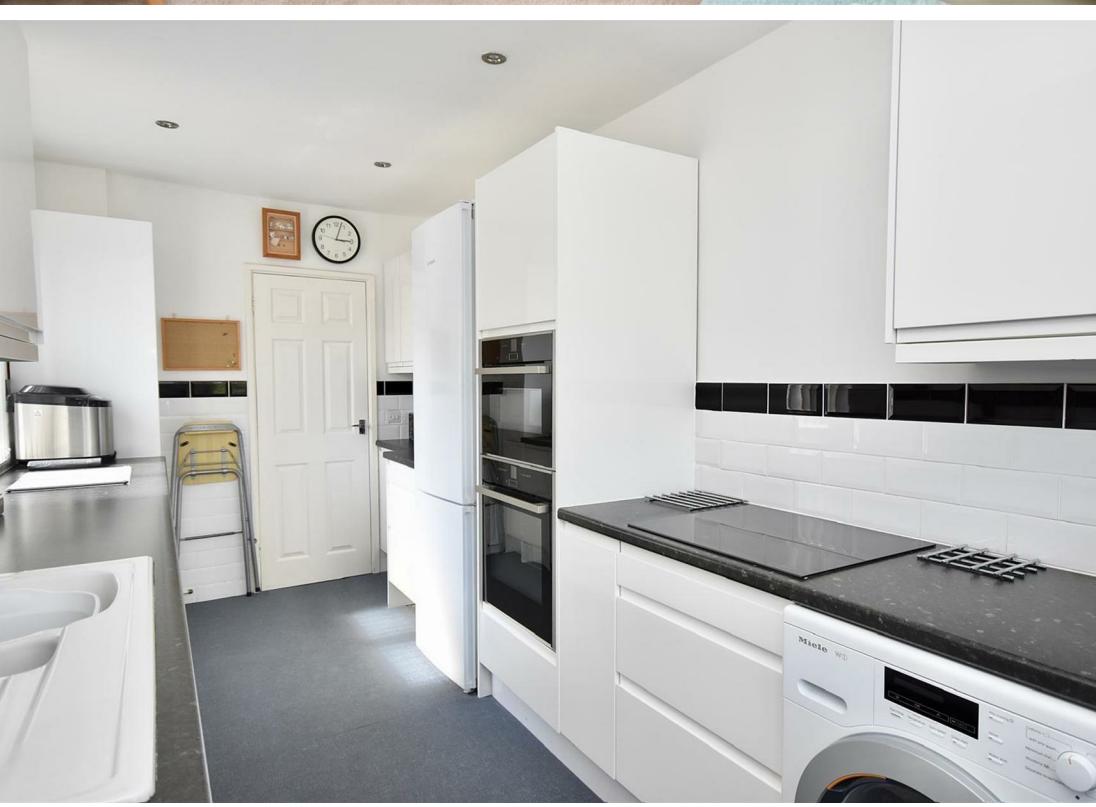


The property sits on an generous sized plot with ample space to add extensions should it be needed. At the front is a large driveway which provides off road parking for multiple vehicles, enclosed by a low brick wall and border plants. There is a timber gate leading to the back garden, aswell as a door into the garage at the side.



The rear garden is fully enclosed creating a high degree of privacy, mainly laid to lawn with paved patio seating space and mature planted borders, trees and shrubs. There is also courtesy door into the garage and a storage shed to remain.

There is ample space for parking which includes the front and rear driveways as well as in the garage if desired.



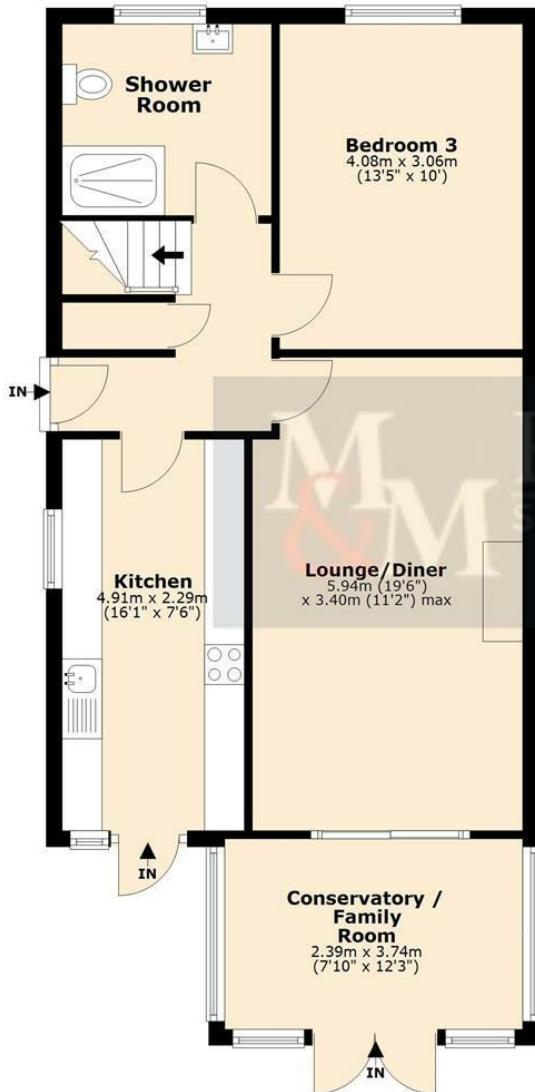
The property has mains water, sewerage and drainage connected. Heating is mainly by way of electric storage heaters, the hot water and towel rail are mains gas powered by a wall mounted boiler. There is mains electricity connected.

Council Tax Band C.



Floor Plan

Ground Floor



First Floor



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.