



Highfield Road, Leighton Buzzard, LU7 3LZ

£315,000



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Floor Plan

- Three Good Sized Bedrooms
- Excellent First Time Buy or Family Home
- South-West Facing Garden
- Excellent School Catchments
- No Upper Chain
- Parking At Rear
- Recently Refurbished
- New Kitchen & Bathroom
- Fully Redecorated Throughout
- Separate Living Room, Kitchen & Family Room

Located within excellent school catchments for all ages on the popular Brooklands area in Leighton Buzzard and offered with no upper chain is this recently refurbished three bedroom house which benefits from a new redecoration throughout, replacement kitchen and bathrooms all in the last few months!

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 low maintenance and fully paved.

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

Note to Purchasers

In line with our legal obligations, we are required to carry out digital identification checks on all individuals whose offers are accepted on properties marketed by our agency. These checks are conducted through a government-certified, specialist third-party service.

Once an offer is accepted a non-refundable fee of £30 (£25 + VAT) per individual is payable for each identification check. Please note that in the event a check fails due to incorrect information being provided, it may need to be resubmitted, which will incur an additional charge of £30 per resubmission.

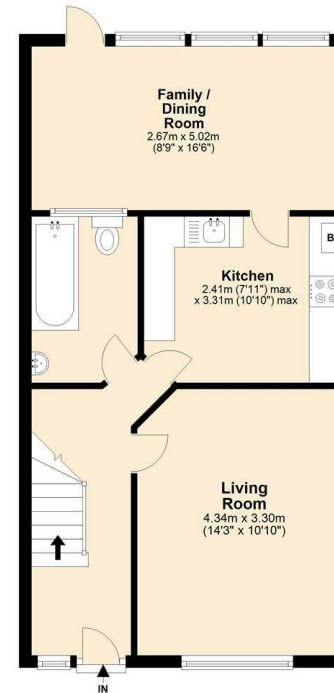
Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

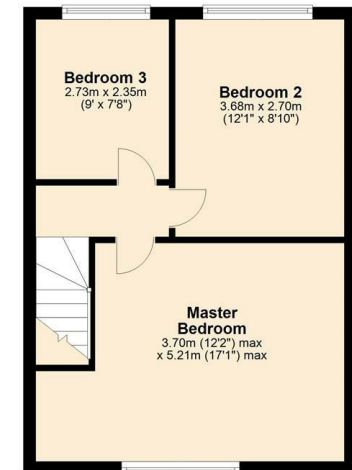
If you wish to arrange a viewing appointment for this property or require further information.

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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