



Atterbury Avenue, Leighton Buzzard, LU7 3LE

£395,000

3 1 2

- No Upper Chain
- Spacious Family Home, Just Under 1,000 Square Foot
- Three Good Sized Bedrooms
- Driveway & Garage
- Kitchen with Separate Dining Area
- Generous Sized Living Room
- Short Walk to Town Centre
- Large Rear Garden
- Potential for Extensions (STPP)
- Excellent Family Home or First Time Buy

Positioned on the highly sought after Atterbury Avenue in Leighton Buzzard is this three bedroom semi detached family home with a garage, with bags of potential for improvement with just over 950 square feet of living space and set on a generous sized plot.

Atterbury Avenue in Leighton Buzzard offers an enviable blend of family friendly charm and modern conveniences as the peaceful street is highly sought after for its proximity to excellent schools for all ages aswell as being easily within a very short walk of the town centre and vibrant high street.

The property boasts good sized rooms and spacious rooms throughout set over two floors , with a total of 968 square feet. The ground floor includes a welcoming entrance hallway leading into the living room on the right aswell as into the kitchen at the back. Additionally there is a separate dining space with doors out to the rear garden.

Leading up to the first floor landing there are a total of three bedrooms, two doubles and one single, aswell as a separate WC & bathroom.

There is a driveway to the front for one or two vehicles aswell as a single garage which has power and light connections, aswell as a courtesy door to the garden which could also house a further vehicle if required.

To the front of the property is a low maintenance garden laid to own with a pathway leading to the front door enclosed by a low level brick wall. A side door leads to the rear garden which comes equally low maintenance consisting of a paved patio seating space and the remainder laid to lawn with planted decorative borders creating a perfect blank space to enjoy.

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.

Council Tax Band D.



## 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.