



**Sandpiper Way, Leighton Buzzard, LU7 4SS**

**welcome to**

## **Sandpiper Way, Leighton Buzzard**

A beautifully updated end-of-terrace town house offering a sociable open-plan kitchen with bi-fold doors, a versatile snug and generous bedrooms across three floors, off-street parking and a low maintenance garden are all designed for modern family life.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor and under stairs storage.

### **Sitting Room**

Radiator and double-glazed bay window to the front.

### **Shower Room**

Partially tiled with a wash hand basin set in a vanity unit, low-level WC and a shower cubicle. Heated towel rail.

### **Dining Room**

Base units with work surface over. Double-glazed bi-folding doors leading out to the garden.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, 1.5 sink with mixer tap, eye level double oven and an induction hob with extractor fan over. Integrated dishwasher and space for a washing machine and a fridge/freezer. Vertical radiator and double-glazed windows to the front and side.

### **First Floor**

#### **Lounge**

Stairs from the ground floor and stairs to the second floor. Radiator. Double-glazed window and double-glazed doors with a Juliet balcony to the front.

#### **Bedroom Two**

Radiator and double-glazed window and double-glazed door with a Juliet balcony to the front.





## **Second Floor Landing**

Stairs from the first floor and doors to bedrooms one, three and four plus the family bathroom.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, radiator and 2 double-glazed windows to the front.

### **En-Suite**

Partially tiled with a pedestal wash hand basin, low-level WC and a shower cubicle. Extractor fan.

### **Bedroom Three**

Radiator and double-glazed window to the rear.

### **Bedroom Four**

Radiator and double-glazed window to the rear.

### **Bathroom**

Partially tiled with a wash hand basin with mixer tap set in a vanity unit, low-level WC and a bath with a shower over. Heated towel rail.

### **Outside**

#### **Rear Garden**

Enclosed by fencing with gated side access the garden is laid with artificial lawn, a decked patio area and raised shrub borders.

#### **Parking**

Block paved driveway providing off-road parking for 2 cars.



***view this property online*** [brownandmerry.co.uk/Property/LBZ109589](http://brownandmerry.co.uk/Property/LBZ109589)



welcome to

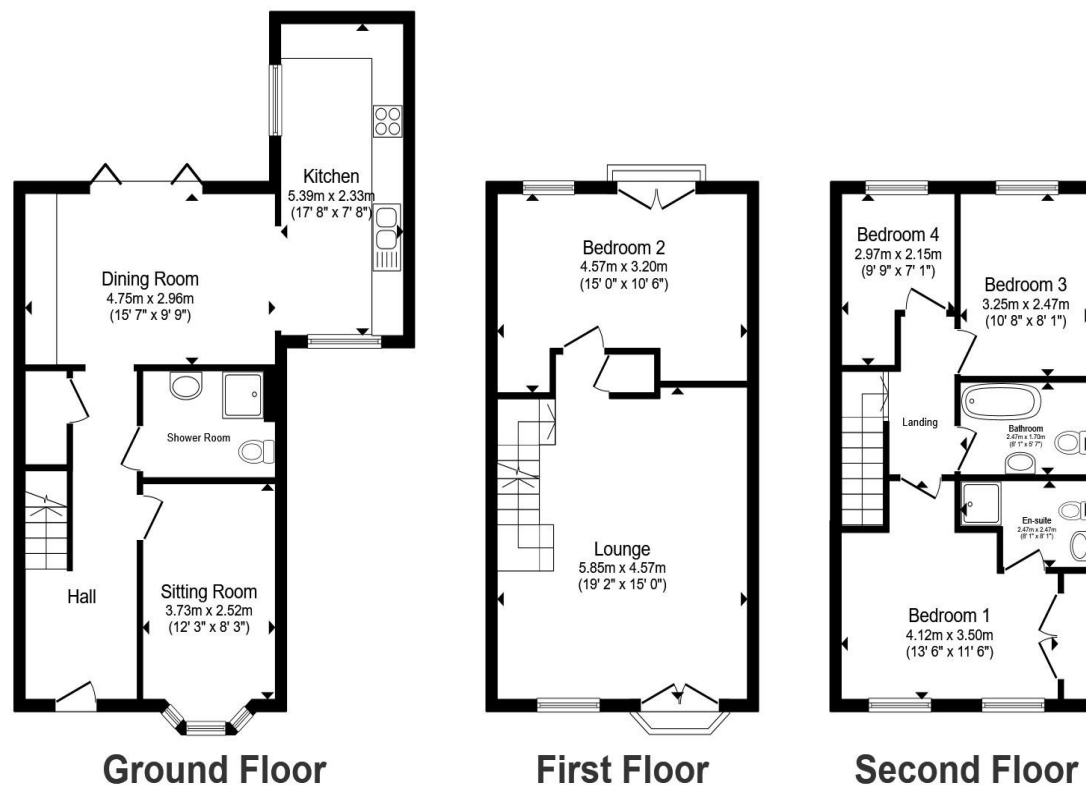
## Sandpiper Way, Leighton Buzzard

- OFF-STREET PARKING
- LOW MAINTENANCE GARDEN
- CLOSE PROXIMITY TO LOCAL SCHOOLS
- EASY COMMUTING ROUTES TO SURROUNDING AREAS
- APPROX 15 MIN DRIVE TO MAINLINE STATION

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£450,000**



Ground Floor

First Floor

Second Floor

Total floor area 137.8 m<sup>2</sup> (1,483 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [brownandmerry.co.uk/Property/LBZ109589](http://brownandmerry.co.uk/Property/LBZ109589)



Property Ref:  
LBZ109589 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01525 372021**



[LeightonBuzzard@brownandmerry.co.uk](mailto:LeightonBuzzard@brownandmerry.co.uk)



17 High Street, LEIGHTON BUZZARD,  
Bedfordshire, LU7 1DT



[brownandmerry.co.uk](http://brownandmerry.co.uk)