



Connells

Feronia Mead
LEIGHTON BUZZARD

Feronia Mead LEIGHTON BUZZARD LU7 9SF

for sale
£345,000



Property Description

Offered with no upper chain, this immaculately presented three-bedroom semi-detached home is situated in a quiet cul-de-sac on the popular Roman Gate development. Built in 2015, the property provides modern, well-balanced accommodation ideal for family living.

The ground floor features an entrance hallway, cloakroom/WC, a modern fitted kitchen with integrated appliances, and a spacious lounge/dining room to the rear with French doors opening onto the garden.

Upstairs offers three well-proportioned bedrooms (two doubles and a good-sized single) along with a family bathroom finished with a contemporary suite.

Externally, the property benefits from a landscaped rear garden with patio and lawn, as well as a covered carport and driveway parking for two vehicles.

The location provides excellent access to local amenities, schooling, transport links, and Leighton Buzzard train station, with fast connections into London Euston.

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does

not go ahead."

Entrance Hall

Coir matting. Radiator. Tiled flooring.

Cloakroom

Dual aspect double glazed window. WC. Wash hand basin. Radiator. Tiled flooring. Partly tiled walls.

Lounge

Double glazed french doors to rear. Double glazed window. Under stairs storage. Radiator. Carpeted flooring,

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Gas hob with cookerhood over. Electric oven. Integrated fridge freezer. Integrated washing machine, Integrated dishwasher. 1.5 bowl stainless steel sink and drainer. Tiled flooring.

Landing

Double glazed window. Carpeted flooring.

Bedroom One

Double glazed window. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. WC. Wash hand basin. Heated towel rail radiator. Partly tiled walls. Laminate flooring.

Outside

Front Garden

Gravel area. Pathway to front door.

Rear Garden

Patio area. Laid to lawn. Shed. Side access.

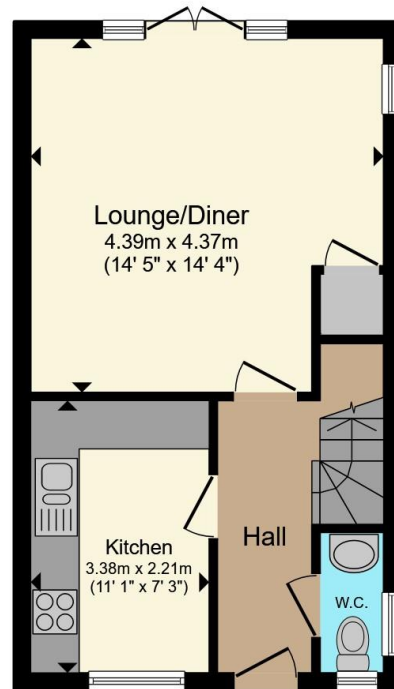
Parking

Carport.

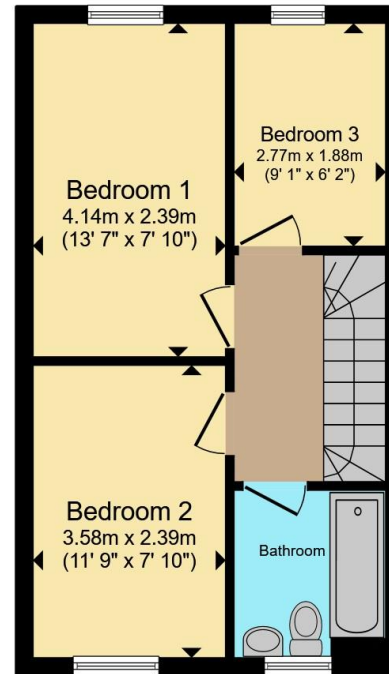








Ground Floor



First Floor

Total floor area 68.8 m² (740 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

Connells

To view this property please contact Connells on

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4 Market Square
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311661



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