



**Connells**

Russell Way  
Leighton Buzzard



### Property Description

A great opportunity to acquire this three-bedroom semi-detached home on the sought-after Brooklands Development. Built in the 1960s with solid brick construction, this property offers superb foundations and excellent potential to extend and modernise (subject to planning permission) - with numerous neighbouring homes already extended to create spacious and practical contemporary living.

The property is offered for sale with no upper chain.

The accommodation briefly comprises entrance hallway, living room with gas fireplace, kitchen and bathroom. Upstairs you'll find three good-sized bedrooms. The flexible layout provides a superb framework for reconfiguration or extension to suit growing family needs.

There is a large garage with power and light, ideal for storage or workshop space plus additional parking space under the secure gated carport. To the front there is additional driveway parking,

To the rear there is the garden is mainly laid to lawn with excellent scope for landscaping, play areas, or outdoor entertaining.



### Entrance Porch

Composite front door. Double glazed windows to front & side.

### Entrance Hall

Under stairs cupboard. Radiator. Fuse box and meter.

### Lounge

Double glazed window. Gas fire. Radiator. Carpeted flooring.

### Kitchen

Double glazed window. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Space for freestanding gas cooker. Plumbing for washing machine. Laminate flooring.

### Bathroom

Double glazed window. Bath with mixer taps. Wash hand basin. Partly tiled walls.

### Landing

Wall mounted central heating boiler. Loft access.

### Bedroom One

Double glazed window. Radiator. Carpeted flooring.

### Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

### Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

### Outside

#### Front Garden

Block paved driveway. Paved area with small shrubs. Low level brick wall to borders. Access to garage.

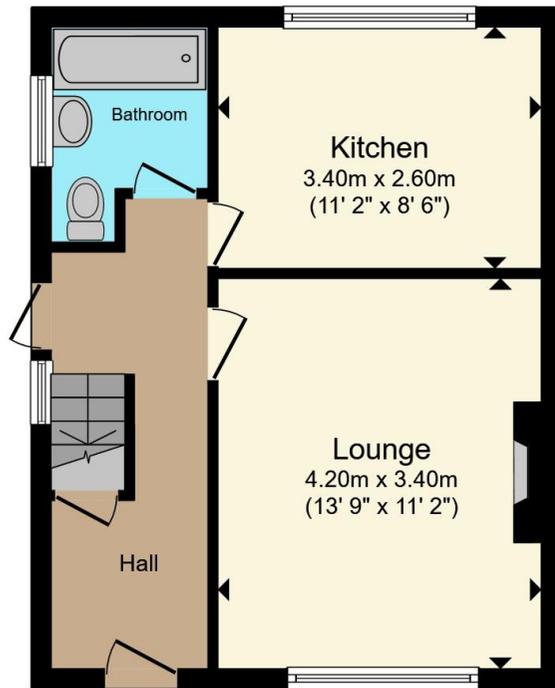
#### Rear Garden

Mainly laid to lawn. Patio area. Shingle areas. Shed. Side access to garage. Mature trees and bushes.

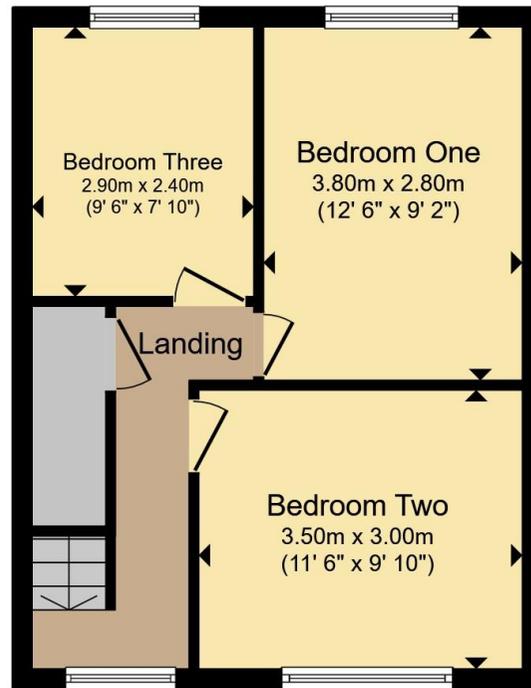
### Garage

Power. Light.





**Ground Floor**



**First Floor**

Total floor area 73.1 m<sup>2</sup> (787 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)



To view this property please contact Connells on

**T 01525 372 588**

**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LBC311467](http://connells.co.uk/Property/LBC311467)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LBC311467 - 0002