



Connells

Hartwell Crescent
Leighton Buzzard

Hartwell Crescent Leighton Buzzard LU7 1NP

for sale offers in excess of
£395,000



Property Description

Charming Period Semi-Detached Home in Prime Location

Situated just a stone's throw from Leighton Buzzard town centre, this attractive semi-detached property offers spacious and versatile accommodation, brimming with character and potential.

The ground floor features a generously sized lounge/dining room, providing a wonderful open and sociable living space with direct access to a delightful south-east facing rear garden—perfect for enjoying morning sunshine and outdoor entertaining.

The kitchen is a good size and offers excellent scope for updating to suit modern tastes, while a convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property comprises three well-proportioned bedrooms, with the principal bedroom being particularly spacious. A family bathroom serves the first floor. Additionally, the loft has been boarded and has previously been used as a bedroom, offering further flexibility subject to the necessary consents.

Externally, the property benefits from a charming rear garden and enjoys an enviable position close to local amenities, transport links, and the town centre.

A fantastic opportunity to acquire a characterful home with plenty of potential in a highly sought-after location.

"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

Under stair storage. Radiator. Stairs rising.

Cloakroom

Wash hand basin. WC. Laminate flooring.

Lounge/ Diner

Double glazed bay sash window. Electric fire. 2 radiators. Patio door. Wooden flooring.

Kitchen/ Breakfast Room

Double glazed window. Fitted kitchen with wall and base units. Induction hob with cookerhood over. 1.5 bowl sink and drainer. Plumbing for washing machine. Integrated fridge freezer. Radiator. Wine rack. Plumbing for dishwasher. Tiled flooring. Door to garden.

Breakfast Area

Double glazed window. Radiator. Wooden flooring.

Mainly laid to lawn. Patio with steps down. Out house. Mature shrubs and bushes. Wooden panelled fencing to borders.

Landing

Loft access (boarded). Carpeted flooring.

Bedroom One

Double glazed bay sash window. Double glazed sash window. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

Double glazed window. Radiator. Wooden flooring.

Bathroom

Double glazed window. Bath with shower over. Wash hand basin in vanity unit. Radiator. WC. Tiled walls. Tiled flooring.

Front Garden

Metal gate. Brick wall to borders. Side access to rear garden.

Rear Garden









Total floor area 102.1 m² (1,099 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

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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: F Council Tax
 Band: C

Tenure: Freehold

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