



**Connells**

Hadrian Crescent  
LEIGHTON BUZZARD



# Hadrian Crescent LEIGHTON BUZZARD LU7 4EJ

for sale offers in excess of  
**£340,000**



## Property Description

This well-presented three-bedroom end-of-terrace house benefits from approximately six years remaining on a new build warranty and offers modern accommodation ideal for family living.

The ground floor comprises an entrance hallway, downstairs cloakroom, and a bright kitchen/diner fitted with contemporary units and French doors opening onto the rear garden, creating a practical and sociable living space.

Upstairs, the property offers three bedrooms, including a master bedroom with en-suite shower room, along with a modern family bathroom.

Externally, the property features a private rear garden with side access, while to the front there are two allocated parking spaces. Conveniently located in Leighton Buzzard, close to local amenities and transport links, this home is ideal for a range of buyers and viewing is recommended.

## Entrance Hall

Double glazed front door. Laminate flooring.

## Cloakroom

Wash hand basin. WC. Radiator. Extractor fan.

## Lounge

Double glazed window. Radiator. Carpeted flooring.

## Kitchen

Double glazed french doors to garden. Fitted kitchen with wall and base units. Integrated fridge freezer. Gas hob with cooker hood over. Integrated oven. Plumbing for washing machine. Plumbing for dishwasher. 1 1/2 bowl stainless steel sink and drainer. Space for dining table. Laminate flooring.

## Landing

Stairs rising from entrance hall. Loft access. Radiator. Carpeted flooring.

## Bedroom One

Double glazed window. Radiator. Carpeted flooring.

## En-Suite To Bedroom One

Double shower cubicle. Heated towel rail. Wash hand basin. WC. Extractor fan. Tiled walls. Tiled flooring.

## Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

## Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Bath with shower over. Wash hand basin. WC. Heated towel rail. Extractor fan. Tiled walls. Tiled flooring.

## Rear Garden

Mainly laid to lawn. Patio area. Shed. Mature shrubs. Outside tap. Side access. Wooden panelled fencing to borders.

## Parking

2 allocated parking spaces to front.

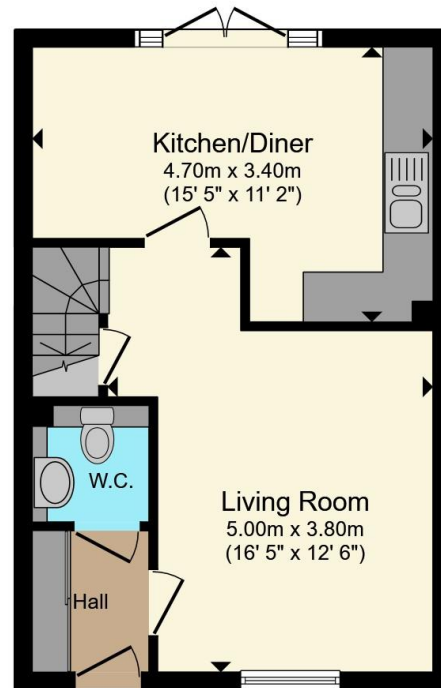




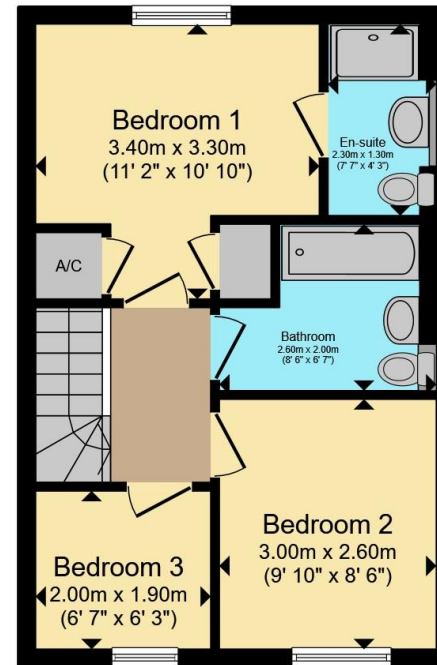








**Ground Floor**



**First Floor**

Total floor area 72.0 m<sup>2</sup> (775 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)

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EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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