



**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 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.

The property is offered for sale with no upper chain.

### 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.

## Auctioneer's Comments

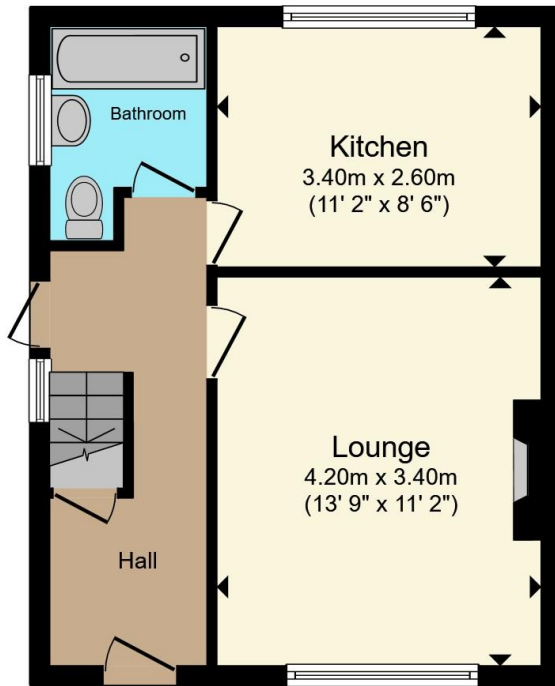
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

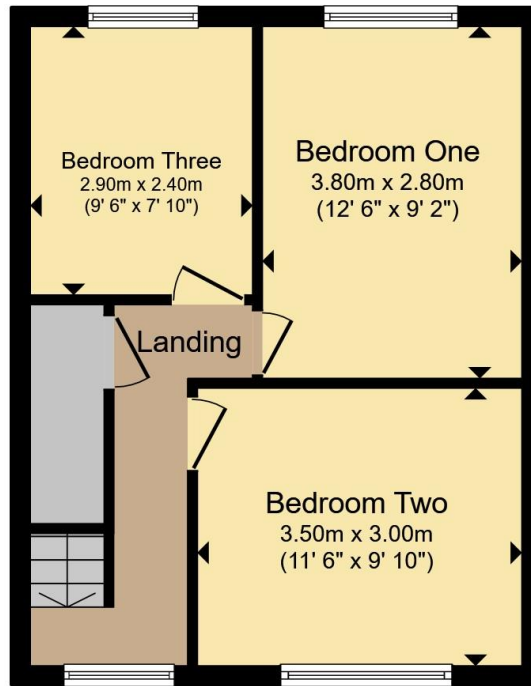
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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**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

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EPC Rating: C Council Tax  
 Band: C

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

Tenure: Freehold



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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.

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Property Ref: LBC311467 - 0006