







### Property Description

A modern three bedroom semi-detached home located on Leagrave High Street. The property features a bright living room, contemporary kitchen/diner with garden access, three generous bedrooms and a stylish family bathroom. Benefits include a low-maintenance rear garden and off-street parking and a garage to rear.

Located within close proximity to a range of shops, schools, and transport options — including Leagrave train station with fast links into London — this property offers an excellent blend of modern comfort and everyday convenience.

A fantastic opportunity to acquire a contemporary family home in a well-connected area. Early viewing is strongly recommended.

### Entrance Porch

Double glazed door to front aspect.

### Entrance Hall

Double glazed door to front aspect. Radiator.

### Lounge/Diner

Double glazed window and door to rear aspect. Double glazed window to front aspect. Television and telephone points. Radiator.

### Kitchen

Double glazed window to rear aspect. Double glazed door and window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated dishwasher. Space for a fridge/freezer. Plumbing for a washing machine. Electric induction hob with electric double oven. Cooker hood over.

### First Floor Landing

Double glazed window to front aspect. Loft access with loft ladder. Airing cupboard containing boiler.

### Bedroom One

Double glazed window to rear aspect. Radiator.

### Bedroom Two

Double glazed window to front aspect. Radiator.

### Bedroom Three

Double glazed window to rear aspect. Built in cupboard. Radiator.

### Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

### Loft Space

Partially boarded with power and light.

### Front Garden

Block paved providing off street parking.

### Rear Garden

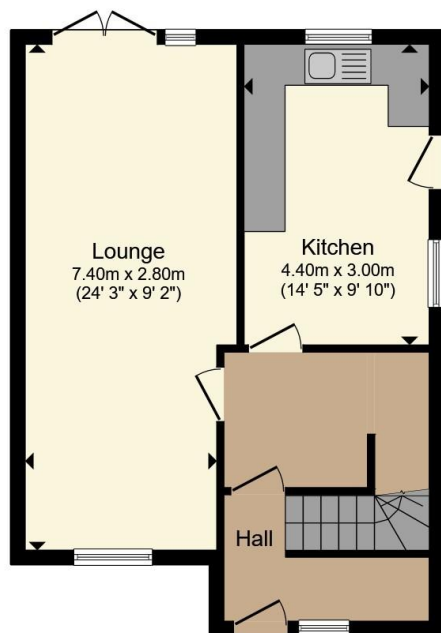
Laid to lawn with a patio area. Two brick built outbuildings.

### Garage

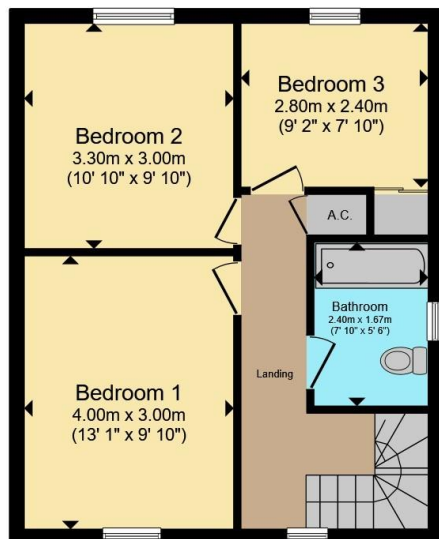
Up and over door. Power and light supply. Pit and car winch.



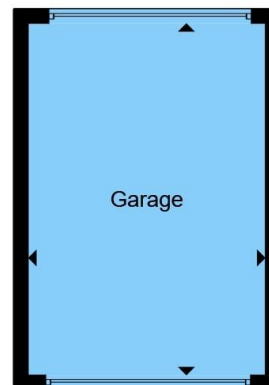




**Ground Floor**



**First Floor**



**Floor Plan 3**

Total floor area 108.3 m<sup>2</sup> (1,165 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)

**Connells**

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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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