



Foxon Corner, Leighton Buzzard, LU7 3QA

welcome to

Foxon Corner, Leighton Buzzard

This THREE-bedroom, MODERN property is the perfect balance between comfort and convenience. With its OPEN PLAN LIVING, EN-SUITE master bedroom, easy commuting routes and off-street parking makes this is the ideal home in the perfect location.

Entrance Hall

Double-glazed door to the front, radiator and door to the cloakroom.

Cloakroom

Wall mounted wash hand basin and low-level WC. Extractor fan and radiator.

Lounge/Kitchen/Diner

Lounge Area: Radiator, under stairs storage cupboard and double-glazed window to the front.

Kitchen/Dining Area: Fitted kitchen with a mix of wall and base units with work surface over. 1.5 stainless steel sink with drainer, electric oven and gas hob with extractor fan over. Integrated dishwasher and fridge/freezer. Under unit lighting and space for a dining table and chairs. Vertical radiator, stairs to the first floor and double-glazed windows to the rear and double-glazed doors leading out to the garden.

First Floor Landing

Stairs from the ground floor, airing cupboard housing the boiler and double-glazed window to the side.

Bedroom One

Fitted wardrobes with hanging space and storage, radiator and double-glazed window to the front.

En-Suite

Partially tiled with wash mounted wash hand basin, low-level WC and walk-in shower with mixer taps. Extractor fan.

Bedroom Two

Radiator and double-glazed window to the rear.

Bedroom Three

Radiator and double-glazed window to the rear.

Bathroom

Partially tiled with wall mounted wash hand basin, low-level WC and bath with mixer taps and shower over. Heated towel rail and extractor fan.

Outside

Rear Garden

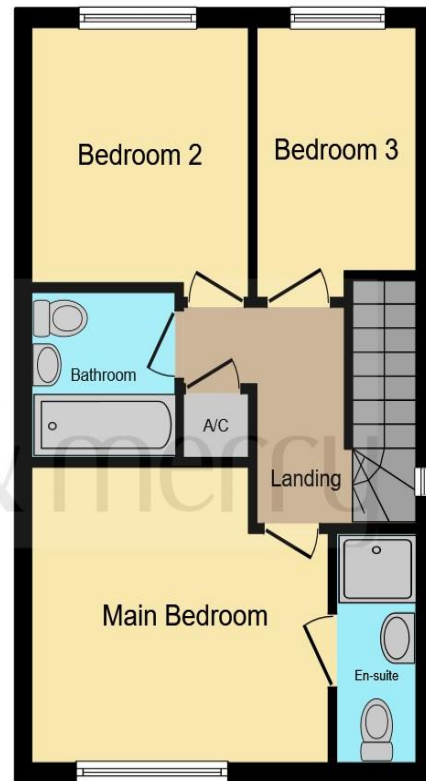
Laid to lawn with a paved patio area and composite decked area to the rear of the garden.

Agents Note

A right of way exists, please contact the branch for further details.



Ground Floor



First Floor

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.focalagent.com



welcome to
Foxon Corner,
Leighton Buzzard

- THREE-BEDROOM END-TERRACE
- MODERN DEVELOPMENT
- OPEN PLAN LIVING
- EN-SUITE TO MARKET
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£370,000



view this property online [brownandmerry.co.uk/Property/LBZ109629](https://www.brownandmerry.co.uk/Property/LBZ109629)



Property Ref:
LBZ109629 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)