



**Garland Way, Leighton Buzzard, LU7 4NY**

**welcome to**

## **Garland Way, Leighton Buzzard**

An impressive double-fronted family home, presented in excellent condition and offering generous, versatile living space throughout. With four well-proportioned bedrooms, good plot and ample parking making this an ideal home for growing families.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor storage cupboard and radiator. Doors to the cloakroom, study, lounge and kitchen/diner.

### **Lounge**

Radiator and double-glazed French doors leading out to the garden.

### **Study**

Radiator and double-glazed bay window to the front.

### **Family Room**

TV point, radiator and double-glazed window to the rear. Double-glazed door leading out to the garden.

### **Kitchen/Diner**

Fitted with a mix of wall and base units with work top over, sink with mixer tap and drainer, integrated electric oven and gas hob with extractor fan over. Integrated dishwasher and fridge/freezer. Space for a dining table and chairs. Double-glazed bay window to the front and double-glazed window to the rear. Door to the utility room.

### **Utility Room**

Fitted with base units with a work top over, sink, radiator and space for a washing machine. Double-glazed door leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard, storage cupboards and loft access. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

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

### **En-Suite**

Partially tiled with a wash hand basin, low-level WC and a shower cubicle. Shaver point, extractor fan and double-glazed obscured window to the front.

### **Bedroom Two**

Radiator and double-glazed window to the front.

### **Bedroom Three**

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

### **Bedroom Four**

Radiator and double-glazed window to the rear.

### **Bathroom**

Partially tiled with a wash hand basin, low-level WC and a bath with mixer taps. Radiator and double-glazed obscured window to the rear.

### **Outside Garage & Parking**

Double-garage and off-road parking for approximately 4 cars.

### **Front Garden**

Laid to lawn with a driveway providing off-road parking.

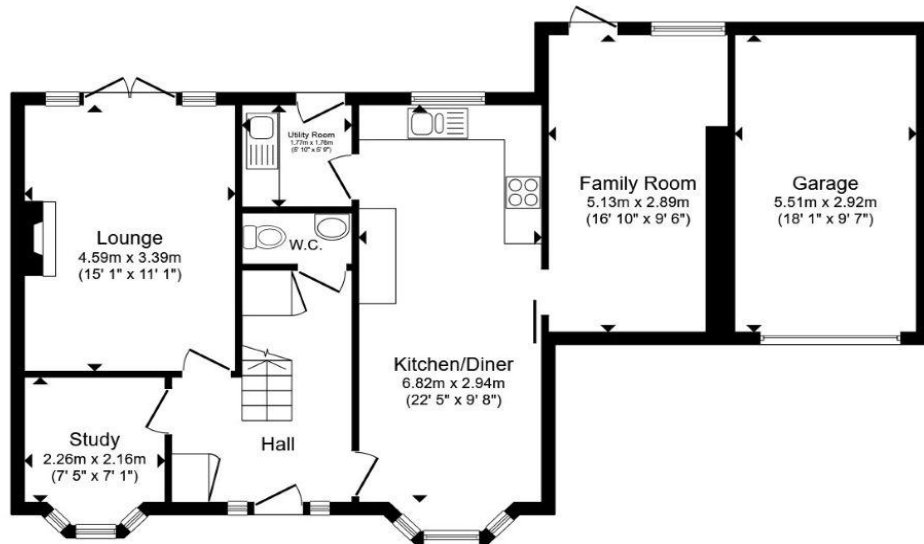
### **Rear Garden**

Enclosed by fencing this mature garden is mainly laid to lawn with shrub borders and a large patio area, perfect for entertaining. Outside power and light with gated side access.

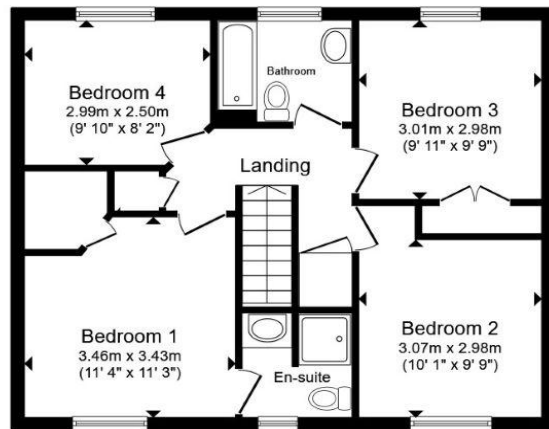
### **Agents Note**

There is an easement on the title. Please enquire with the branch.

Under the terms of the Estate Agents Act 1979 (section 21), please note that the vendor of this property is an associate of an employee of the Connells Group.



**Ground Floor**



**First Floor**

Total floor area 145.6 m<sup>2</sup> (1,567 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)



welcome to  
**Garland Way,  
Leighton Buzzard**

- DOUBLE FRONTED FAMILY HOME
- EXCELLENT CONDITION THROUGHOUT
- FANTASTIC VERSATILE LIVING ACCOMMODATION
- FOUR WELL PROPORTIONED BEDROOMS
- GREAT SIZE REAR GARDEN

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F

guide price

**£590,000**



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Property Ref:  
LBZ107795 - 0003

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