

Connells

Almond Road
Leighton Buzzard

Almond Road
Leighton Buzzard LU7 3UN

for sale
£350,000







Property Description

A well-presented three-bedroom semi-detached home, offering spacious and versatile living accommodation, complete with a garage en bloc and allocated parking nearby.

The ground floor is thoughtfully laid out with three separate reception areas. Upon entering, you are welcomed into a light and airy living room, featuring useful under-stair storage. From here, the home flows into a separate dining room, ideal for entertaining or family meals. The dining room provides access to an extended conservatory, creating an additional bright living space with views over the rear garden. The kitchen is positioned separately, offering practicality and ease for everyday use.

Externally, the rear garden benefits from a patio area, perfect for outdoor dining or relaxing in the sun, with the remainder laid to lawn.

Upstairs, the property offers three bedrooms, including two well-proportioned doubles and a third single room, ideal as a home office or nursery. A family bathroom completes the first floor.

This property provides a great balance of indoor and outdoor space, making it an ideal choice for families or those needing flexible living accommodation.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Radiator. Laminate flooring. Stairs rising.

Lounge

Double glazed window. Radiator. Under stair storage. Carpeted flooring.

Dining Room

Patio doors to Conservatory. Radiator. Storage cupboard. Laminate flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. 1 bowl sink and drainer. Plumbing for washing machine. Plumbing for dishwasher. Integrated induction hob with cookerhood over. Integrated oven. Space for fridge freezer. Laminate flooring.

Conservatory

Brick and UPVC built. Skylight windows. Radiator. Power. Door to garden.

Landing

Double glazed window. Radiator. Carpeted flooring. Loft access (boarded with ladder).

Bedroom One

Double glazed window. Built in wardrobe. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. Wash hand basin. Radiator. Laminate flooring.

Outside

Front Garden

Mainly laid to lawn. Access to rear garden. Pathway to front door. Bushes and shrubs.

Rear Garden

Mainly laid to lawn. Patio. Access to front. Wooden panelled fencing to borders. Shed. Mature bushes and shrubs.

Garage En Bloc

Parking space to front of garage.







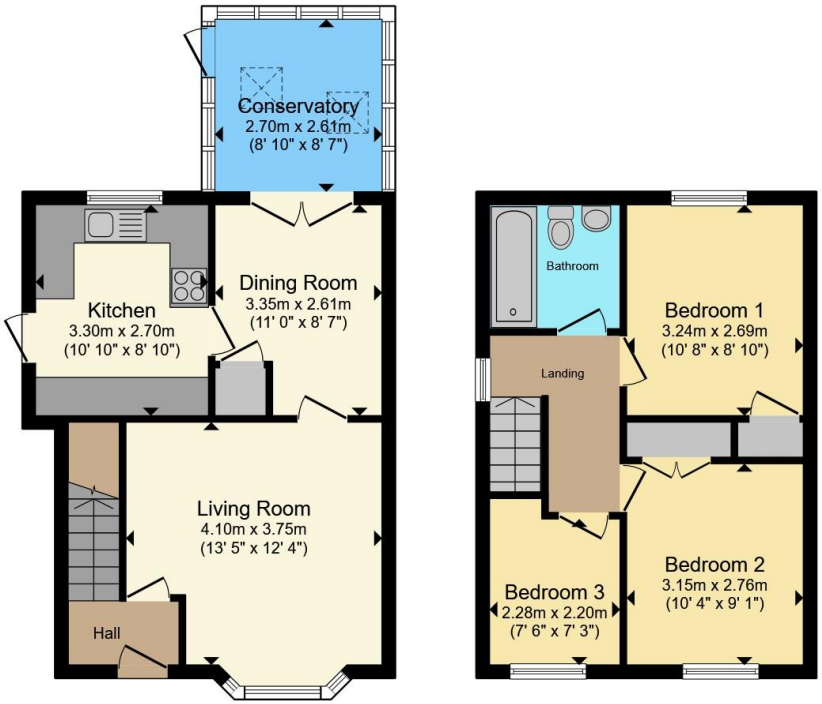












Ground Floor **First Floor**

Total floor area 80.4 m² (865 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

Connells

To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311697

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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