



Roundel Drive, Leighton Buzzard, LU7 4RL

£350,000

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- No Upper Chain
- Three Bedroom House
- Garage & Off Road Parking
- Privately Located Behind Tall Hedging
- Overlooking Open Greenery & Play Park
- South-West Facing Rear Garden
- Master Bedroom with En-Suite
- Living Room with Separate Kitchen/Diner
- Downstairs WC
- Excellent For Commuting to M1 & A5

Set privately behind tall hedging and directly overlooking open green space is this well presented three bedroom end of terrace house which has a garage, off road parking and a larger than average L-Shaped south-west facing corner garden, all located within the popular Billington Park development in Leighton Buzzard.

Billington Park itself is well-regarded for its green spaces, play areas, and proximity to local amenities, including good schools, excellent transport links, and the buoyant town centre, all making this a fantastic location to live.

Offered with no upper chain, this property would ensure a smooth, hassle free purchase, allowing the next owners to move in quickly and with confidence.

The property has spacious rooms throughout, set over two floors. To the ground floor there is an entrance hall with a downstairs WC, living room and a kitchen/diner across the back leading out to the garden. Stairs rise up to the first floor landing with three good sized bedrooms, a family bathroom and an en-suite to the master bedroom.

At the front of the property is a low maintenance small garden with planted sections and a pathway leading to the front door. At the rear there is a south-west facing garden, fully enclosed by timber fencing with a timber decking seating area, and the remainder of decorative shingle with planted borders.

The property has a Garage located to the side of the property, which is accessed through an up and over front door with power and electric connections. There is parking to the front of the Garage.

Council Tax Band D.

## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

**IMPORTANT:** Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

