



Hartwell Crescent, Leighton Buzzard, LU7 1NP

welcome to

Hartwell Crescent, Leighton Buzzard

STUNNING! - THREE RECEPTION ROOMS - THREE DOUBLE BEDROOMS - FIRST FLOOR BATHROOM - CENTRAL LOCATION

Entrance Hallway

Stripped and sealed wooden floorboards, wooden front door with stained glass window inset, double radiator and stairs to first floor.

Lounge

12' 5" x 12' 1" (3.78m x 3.68m)

Walk-in, double-glazed, box bay window, double radiator, original fireplace with marble effect surround, TV point.

Family Room

12' 7" max x 12' 2" max (3.84m max x 3.71m max)

Double-glazed, walk-in, box bay window to side overlooking the garden, door leading to garden and varnished wooden floorboards, original fireplace, tiled hearth, two double radiators.

Open Plan Kitchen/ Dining Room

20' 5" max x 10' 5" max (6.22m max x 3.17m max)

Dining area: Fireplace with original surround, multi fuel burner inset, cupboards, original sash window to rear, under stairs storage cupboard. Traditional radiator.

Kitchen: Modern re-fitted kitchen with waxed butchers block work surfaces, range of wall and floor standing cupboards including integrated dishwasher, oven and grill, separate 5 burner gas hob with extractor hood and light over, tiled splash backs, tiled flooring, integrated fridge, original stripped wood back door and window to the side which leads to the back garden.

First Floor Landing

Wooden balustrade and spindles, sash window to rear, loft access, stripped wooden doors to all rooms.

Master Bedroom

12' 10" max x 12' 5" max (3.91m max x 3.78m max)

Walk-in double-glazed box bay window with view to side over garden, fireplace with tiled hearth, traditional radiator, picture rails.

Bedroom Two

12' 11" x 11' 9" (3.94m x 3.58m)

Walk-in double-glazed box bay window to front aspect. Double radiator.

Bedroom Three

12' 6" x 10' (3.81m x 3.05m)

Window to rear, airing cupboard, original cast iron fireplace, original built-in wardrobe, double radiator.

Family Bathroom

White suite, comprising wash basin with mixer tap, low-level dual flush WC, panelled bath with curved glass shower screen and Mira shower with power pump, mixer tap, fully tiled, double-glazed frosted window to side, radiator, tiled floor, extractor vent.

Outside Utility

6' 8" x 6' 1" (2.03m x 1.85m)

Work surface with single bowl stainless sink and drainer, space for washing machine and tumble dryer, shelves, cupboard, 'Baxi' wall mounted boiler, space for fridge/freezer, fluorescent strip lighting, original wooden latch door.

WC

Original wooden latch door, opaque glass window to side, low level WC, light.

Garden

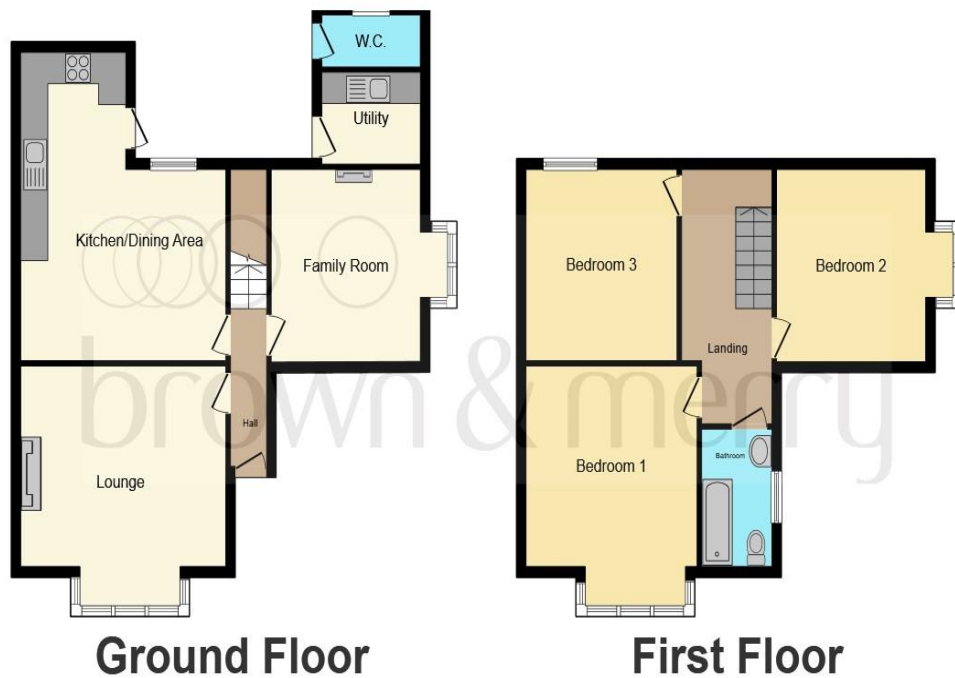
Mostly laid to lawn with mature shrub beds and borders. A paved patio area with pond, useful covered patio area adjacent to the property which also has access to the utility room and outside WC.

Parking

Rear accessed driveway with gate to street

Agents Note

There is an easement on the title, please enquire with the branch.



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
Hartwell Crescent,
Leighton Buzzard

- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- PERIOD FEATURES
- REAR DRIVEWAY PARKING
- UTILITY ROOM

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£465,000



view this property online [brownandmerry.co.uk/Property/LBZ109137](https://www.brownandmerry.co.uk/Property/LBZ109137)



Property Ref:
LBZ109137 - 0011

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)