



**Connells**

Theedway  
Leighton Buzzard



# Theedway Leighton Buzzard LU7 9RP

for sale offers in excess of  
**£350,000**



## Property Description

This modern and well-presented three-bedroom end of terrace townhouse is located in one of Leighton Buzzard's most sought-after developments, combining style, space, and convenience.

The property is arranged over three floors, with the top-floor master bedroom featuring its own en suite, offering privacy and comfort. Two further bedrooms and a family bathroom are found on the first floor, while the ground floor comprises a welcoming entrance hall, a cloakroom, a modern fitted kitchen with front aspect window, and a bright lounge/diner with French doors opening onto the garden. The rear garden is designed for low maintenance, with a smart combination of patio and artificial lawn, plus side access leading directly to the parking area where three allocated spaces are available.

Call us today to arrange your viewing and avoid missing out on this fantastic home.



Located within easy reach of the mainline train station, town centre, and excellent transport links, this home is perfect for professionals, families, and anyone looking for modern living in a thriving community.

## Entrance Hall

## Cloakroom

Wash hand basin. WC. Radiator.

## Lounge

14' 8" x 10' 10" ( 4.47m x 3.30m )

Double glazed window. Patio doors to garden. Column radiator. Laminate flooring.

## Kitchen

8' 1" x 9' 7" ( 2.46m x 2.92m )

Double glazed window. Radiator. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freezer. Gas hob. Gas oven. 1 1/2 bowl stainless steel sink and drainer. Laminate flooring.

## First Floor

## Bedroom Two

8' 6" x 14' 8" ( 2.59m x 4.47m )

Double glazed window. Storage cupboard. Radiator. Carpeted flooring.

## Bedroom Three

7' 4" x 9' 8" ( 2.24m x 2.95m )

Double glazed window. Radiator. Laminate flooring.

## Bathroom

Wash hand basin. Bath. WC. Laminate flooring.

## Second Floor

## Bedroom One

18' 3" x 11' 2" ( 5.56m x 3.40m )

Double glazed window. Radiator. Carpeted flooring.

## En-Suite To Bedroom One

Shower cubicle. WC. Wash hand basin. Heated towel rail.

## Outside

## Front Garden

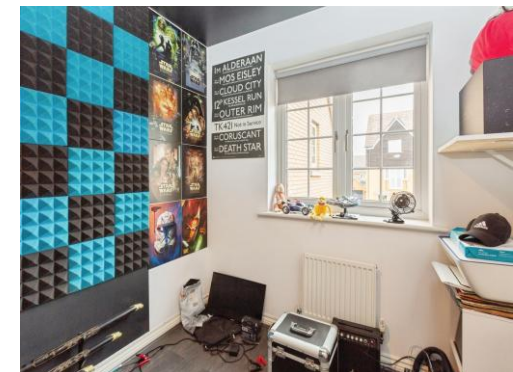
Laid to lawn. Small step up to front door. Barked areas.

## Rear Garden

Artificial grass. Patio. Side access. Wooden panelled fencing and brick wall to borders.

## Parking

3 allocated spaces.



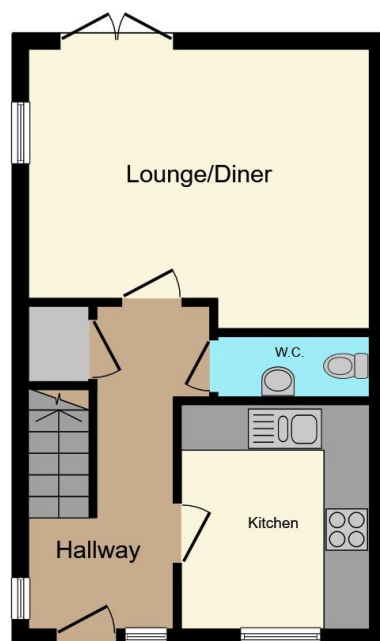




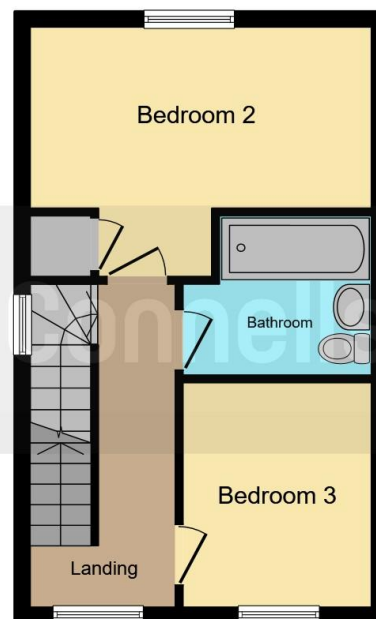








**Ground Floor**



**First Floor**



**Second 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](http://www.focalagent.com)

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: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LBC311356](http://connells.co.uk/Property/LBC311356)



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Property Ref: LBC311356 - 0004