Connells

Dunstable Road
Tilsworth Leighton Buzzard

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Tilsworth Leighton Buzzard LU7 9PU

for sale
£575,000

Property Description

Set within the peaceful and desirable village of Tilsworth, this impressive five-bedroom semi-detached home offers spacious split-level accommodation and a versatile layout ideal for families, home-workers, multigenerational living, or those seeking extra privacy and comfort.

The property features two en-suite bedrooms, including a luxurious master suite complete with a walk-in wardrobe. On the lower level, a further generous bedroom also benefits from its own en-suite and a charming stable door providing independent access - perfect for guests, older relatives, or private workspace use.

A standout feature of this home is the stylish, refitted kitchen, designed with an island/breakfast bar, excellent storage, and direct access outside via another stable door. Adjacent to the kitchen is a flexible playroom/office area, which flows into a bright conservatory featuring a newly installed insulated roof, making it comfortable for use all year round.

The spacious living room offers a warm, welcoming atmosphere with its attractive fireplace feature and beautiful bay window, while a separate dining area provides ample space for family gatherings and entertaining.

Outside, the property continues to impress with its low-maintenance garden, finished with high-quality artificial grass and updated fencing-ideal for families, pets, and outdoor relaxation. A good-sized driveway and carport ensure excellent off-road parking options.

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.

Ground Floor

Main Entrance Hall

Radiator. Storage cupboard. Laminate flooring. Stairs to upper and lower floors.

Cloakroom/ Shower Room

Double shower cubicle with power shower. Heated towel rail. Extractor fan. Tiled walls. WC. Wash hand basin in vanity unit. Laminate flooring.

Lounge

8' 8" x 10' 8" (2.64m x 3.25m)

Bay window. Radiator. Log burner. Laminate flooring.

Dinng Room

11' 3" x 11' 9" (3.43m x 3.58m)

Window. Patio doors to play room. Radiator. Laminate flooring.

Play Room

8' 8" x 10' 8" (2.64m x 3.25m)

Window. Radiator. Vinyl flooring. Access to conservatory.

Kitchen

15' 6" max x 15' 8" (4.72m max x 4.78m)

Dual aspect windows. Fitted kitchen with wall and base units. Range cooker. Plumbing for washing machine. Space for tumble dryer. Integrated fridge freezer. Coat cupboard. Column radiator. Stable door to side aspect. Door to pantry. Butler sink. Integrated dishwasher.

Conservatory

11' x 17' 8" (3.35m x 5.38m)

UPVC and brick construction. Re-fitted insulated vaulted roof. Doors to garden. Radiator.

Lower Ground Floor

Annexe Entrance

Access via carport to front. Stable door.

Entrance Hall

Wall mounted boiler. Laminate flooring.

Bedroom Two

21' 8" max x 9' 3" (6.60m max x 2.82m)

Bay window to front. 2 windows to side. 2 radiators. Door to en-suite. Carpeted flooring.

En-Suite To Bedroom Two

Obscure window. WC. Wash hand basin in vanity unit. Bath with shower over. Extractor fan. Shaver socket. Laminate flooring.

First Floor

Bedroom Three

Dual aspect windows. Airing cupboard. Radiator. Laminate flooring.

Bedroom Five

10' 9" x 7' 10" (3.28m x 2.39m)

Skylight window. Storage. Radiator. Carpeted flooring.

Second Floor

Bedroom One

Window to rear aspect. Air conditioning unit. Storage. Built in wardrobes. Laminate flooring.

En-Suite To Bedroom One

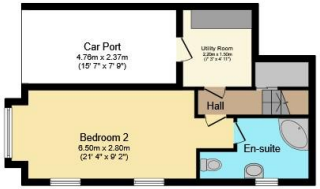
Window. Double shower cubicle. Extractor fan. WC. Wash hand basin. Partly tiled walls. Radiator. Walk in wardrobe.

Bedroom Four

14' 10" x 9' 2" (4.52m x 2.79m)

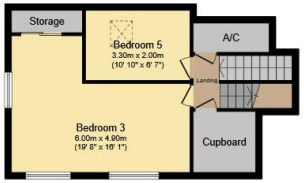
Dual aspect windows. Air conditioning unit. Radiator. Laminate flooring.

Outside



Lower Ground Floor

Ground Floor



First Floor

Second Floor

Total floor area 233.9 m² (2,518 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: Exempt

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311435

The Property Ombudsman

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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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