



**Connells**

Mannock Way  
LEIGHTON BUZZARD



### Property Description

Situated in a quiet residential area of the popular Billington Park, this attractive three-bedroom end-terrace townhouse offers spacious and versatile accommodation, ideal for families, professionals or first-time buyers alike.

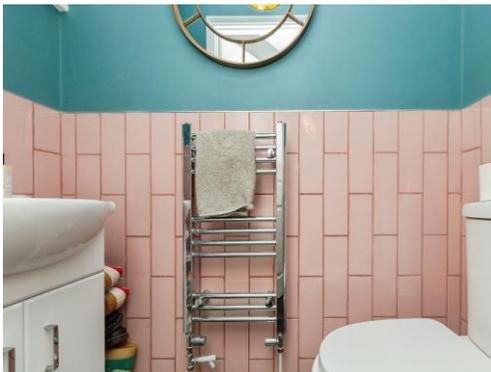
The ground floor comprises a welcoming entrance hall, a convenient downstairs cloakroom, and a bright living/dining room with French doors opening onto the rear garden. The garden benefits from a rear access gate leading directly to the garage, providing both practicality and security.

To the first floor are two well-proportioned bedrooms and a modern family bathroom, while the top floor is dedicated to a generous master bedroom complete with its own en suite shower room, offering a private and peaceful retreat.

Externally, the property boasts a driveway providing parking for two vehicles, in addition to a garage. The home is ideally positioned close to Astral Park, local amenities and well-regarded schools, all while enjoying the calm

of a quiet residential setting.

An excellent opportunity to purchase a well-located and thoughtfully laid-out home in a highly desirable area.



## Entrance Hall

Column radiator. Tiled flooring.

## Cloakroom

Double glazed window. WC. Wash hand basin in vanity unit. WC. Heated towel rail radiator. Half tiled walls. Tiled flooring.

## Lounge

Double glazed french doors Radiator. Wooden flooring.

## Kitchen

Double glazed window. Fitted kitchen with wall and base units. Gas hob with cooker hood over. Integrated oven. Hive control. Integrated fridge freezer. Plumbing for washing machine. Integrated dishwasher. Tiled flooring.

## Landing

Velux window. Cupboard. Carpeted flooring.

## Bedroom One

Partial restricted head height by window. 2 fitted double wardrobes. Radiator. Carpeted flooring. Double glazed windows.

## En-Suite To Bedroom One

Velux window. Wash hand basin in vanity unit. Shower cubicle. WC. Heated towel rail radiator. Extractor fan. Vinyl flooring.

## Bedroom Two

Double glazed window. Airing cupboard. Built in wardrobe. Radiator. Carpeted

## Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Wash hand basin. WC. bath with shower over. Heated towel rail radiator. Full height tiled walls. Extractor fan. Vinyl flooring.

## Outside

## Rear Garden

Mainly laid to lawn. Large patio. Security light. Outside taps. Electric socket. Rear gate. Enclosed with wooden panelled fencing.

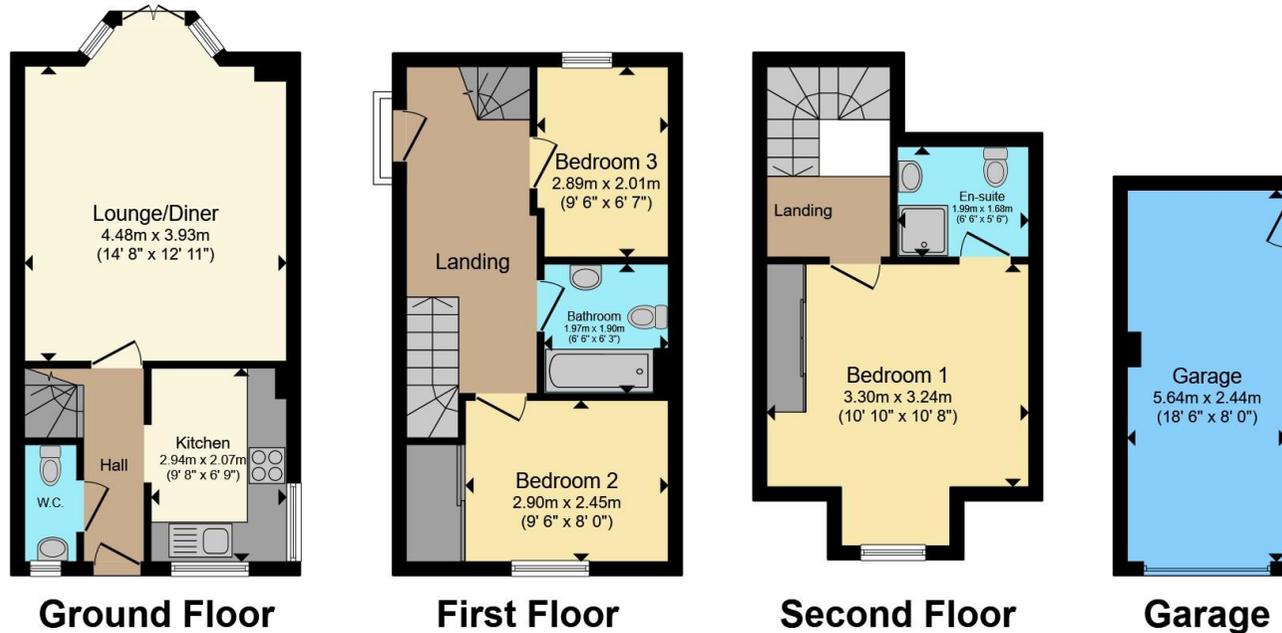
## Garage En Bloc

Situated 3 in from the left. Up & over door. Loft space.









Total floor area 99.3 m<sup>2</sup> (1,069 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



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LBC310820](https://www.connells.co.uk/Property/LBC310820)**



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