

Connells

Camberton Road
Leighton Buzzard

Camberton Road
Leighton Buzzard LU7 2UP

for sale
£650,000







Property Description

Situated on a generous corner plot, this spacious five-bedroom detached family home has been enhanced by a substantial two-storey extension, offering versatile accommodation throughout.

The ground floor features a welcoming entrance hall, cloakroom, study, a bright and spacious lounge, dining room, and a separate sitting room with fitted bookcases. The well-appointed kitchen is fitted with modern appliances and a central island, with access to a useful utility room and pantry.

To the first floor are four generous double bedrooms, including a principal bedroom with en-suite, a fifth single bedroom ideal as a nursery or home office, and a family bathroom.

Outside, the property benefits from a large driveway providing parking for multiple vehicles, a garage, and a wonderful corner plot garden.

The mature garden offers extensive outdoor space, established fruit trees, and plenty of room for keen gardeners to create vegetable patches and enjoy home-grown produce.

A fantastic family home combining spacious living accommodation, flexible reception space, and impressive gardens in a sought-after residential location.

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.

Entrance Hall

Double glazed UPVC door. Double glazed Window Carpeted flooring. Radiator.

Study

13' 2" x 10' 11" (4.01m x 3.33m)

Double glazed window. Radiator. Carpeted flooring.

Cloakroom

Double glazed window. WC. Wash hand basin. Carpeted flooring.

Lounge

20' 9" x 10' 10" (6.32m x 3.30m)

Double glazed window. Feature fireplace. Radiator. Carpeted flooring.

Dining Room

13' 1" MAX x 11' 4" MAX (3.99m MAX x

3.45m MAX)

Double glazed patio doors. Under stairs storage. Radiator. Carpeted flooring.

Kitchen

16' 3" MAX x 14' 10" MAX (4.95m MAX x 4.52m MAX)

Dual aspect double glazed window. Fitted kitchen with wall and base units. Island. 1.5 bowl stainless steel sink and drainer. Radiator. Integrated double oven. 5 ring hob with vent hood built. Integrated dishwasher. Integrated fridge. Tiled flooring.

Pantry

9' x 5' 10" INTO UNITS (2.74m x 1.78m INTO UNITS)

Store cupboard. Integrated fridge freezer.

Utility Room

8' 3" x 6' 8" (2.51m x 2.03m)

Double glazed window. Stainless steel sink and drainer. Wall and base cupboards. Plumbing for washing machine. Tiled flooring.

Sitting Room

16' 2" MAX x 9' 11" MAX (4.93m MAX x 3.02m MAX)

Double glazed window. Radiator. Built in bookshelves and storage. Carpeted flooring.

Landing

Airing cupboard. Carpeted flooring.

Bedroom One

16' 2" MAX x 14' 2" MAX (4.93m MAX x 4.32m MAX)

Double glazed window. Built in wardrobe. Loft access. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. Wash hand basin in vanity unit. WC. Shower cubicle. Radiator. Storage.

Bedroom Two

16' 3" MAX x 9' 10" MAX (4.95m MAX x 3.00m MAX)

Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

Bedroom Three

18' 9" x 6' 10" (5.71m x 2.08m)

Double glazed window. Built in wardrobe. Radiator. Carpeted flooring.

Bedroom Four

10' x 6' 8" (3.05m x 2.03m)

Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

Bedroom Five

11' MAX x 10' 5" MAX (3.35m MAX x 3.17m MAX)

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with power shower over. Wash hand basin. WC. Radiator. Tiling to wet areas. Carpeted flooring.

Outside



















Ground Floor **First Floor** **Garage**

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

To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: B

Council Tax Band: F

Tenure: Freehold

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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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