



**Goldfinch Road, Leighton Buzzard, LU7 4BN**

**welcome to**

## **Goldfinch Road, Leighton Buzzard**

This well-presented upper floor maisonette features two good-sized bedrooms, a modern family bathroom, and a spacious open- plan kitchen/diner/lounge with dual aspect windows for plenty of natural light. It benefits from its own private garden and allocated parking.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor and a double-glazed window to the front as the top of the stairs.

### **Hallway**

Storage cupboard and doors to the lounge/kitchen/diner, both bedrooms and the bathroom.

### **Lounge / Kitchen / Diner**

18' 10" max x 12' ( 5.74m max x 3.66m )

### **Lounge Area**

2 radiators and 2 double-glazed windows to the front.

### **Kitchen / Dining Area**

Fitted with a mix of wall and base units with work surface over, 1.5 bowl sink with drainer, electric oven and an electric hob with extractor fan over. Integrated dishwasher, a washing machine and a fridge/freezer. Space for a dining area and a double-glazed window to the rear.

### **Bedroom One**

16' 2" x 12' 6" ( 4.93m x 3.81m )

Built-in double wardrobes with hanging space and storage, radiator and double-glazed window to the rear.

### **Bedroom Two**

12' x 8' 9" ( 3.66m x 2.67m )

Radiator and double-glazed window to the rear.

### **Bathroom**

Pedestal wash hand basin with mixer tap, low-level WC and bath with separate taps and a shower with mixer tap over.

### **Outside**

### **Rear Garden**

Enclosed by panel fencing that is a patio area and shrub borders.

### **Parking**

There is one allocated parking space.

### **Agents Note**

There is peppercorn rent paid annually. Contact the Branch for more information.





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)



**welcome to**  
**Goldfinch Road,**  
**Leighton Buzzard**

- NO SERVICE CHARGE OR GROUND RENT
- ALLOCATED PARKING SPACE
- PRIVATE GARDEN
- LARGE KITCHEN/DINER/LOUNGE
- CLOSE PROXIMITY TO LOCAL SCHOOLS

Tenure: Leasehold EPC Rating: B  
Council Tax Band: B Service Charge: Ask Agent  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price  
**£235,000**



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Property Ref:  
LBZ109323 - 0005

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**brown & merry**



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