



**Crossway, Leighton Buzzard, LU7 3ND**

**welcome to**

## **Crossway, Leighton Buzzard**

This three-bedroom, semi-detached home offers generous space and excellent parking with a carport and garage. Internal features include, an extended lounge, kitchen/diner and three versatile bedrooms. presenting a great opportunity to personalise, upgrade and add value.

### **Entrance Hall**

Double-glazed door to the side and stairs to the first floor. Doors to the lounge, kitchen and shower room.

### **Lounge**

Gas fireplace, radiator and double-glazed bay window to the front.

### **Kitchen / Diner**

Fitted with a mix of wall and base units with work surface over, 1.5 sink with drainer and space for a cooker. Space for a washing machine and an under-counter fridge and freezer. Radiator and space for a dining table and chairs. Double-glazed windows to the side and rear. Double-glazed Upvc door leading out to the garden.

### **Shower Room**

Partially tiled with a wash hand basin set in a vanity unit, low-level WC and a shower cubicle. Double-glazed obscured window to the rear.

### **First Floor Landing**

Stairs from the ground floor and doors to all bedrooms.

### **Bedroom One**

Fitted wardrobes with hanging space and storage, radiator and double-glazed window to the front.

### **Bedroom Two**

Radiator and double-glazed windows to the side and rear.

### **Bedroom Three**

Radiator and double-glazed window to the rear.

### **Outside Garage**

Garage with up & over door, power, light and side access.

### **Parking**

There is a driveway and carport providing off-road parking.

### **Front Garden**

Block paved frontage with mature shrub borders.

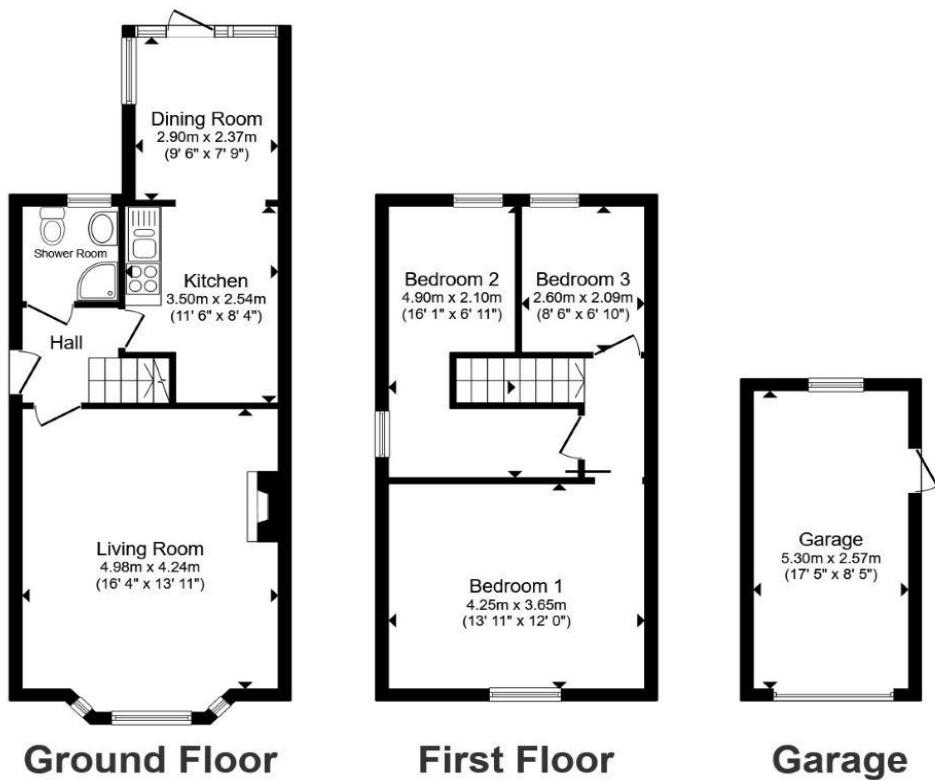
### **Rear Garden**

Enclosed by fencing the garden is mainly laid to lawn with a paved patio area and mature shrub borders.

### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Total floor area 94.4 m<sup>2</sup> (1,016 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](http://www.propertybox.io)

  
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**welcome to**  
**Crossway,**  
**Leighton Buzzard**

- THREE-BEDROOM SEMI-DETACHED
- EXTENDED KITCHEN/DINER
- NO UPPER CHAIN
- GARAGE, CARPORT & DRIVEWAY
- POTENTIAL TO EXTEND (STPP)

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

guide price  
**£330,000**



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Property Ref:  
LBZ109533 - 0002

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