



**Beech Grove, Leighton Buzzard, LU7 2RY**

**welcome to**

## **Beech Grove, Leighton Buzzard**

A spacious two-bedroom MAISONETTE with its own PRIVATE REAR GARDEN and brick-built storage cupboard. The property offers two generous bedrooms, a large lounge/diner, and additional landing space with storage. Ideal for first-time buyers or commuters and conveniently located close to local amenities

### **Entrance Hall**

Storage cupboard, storage space, airing cupboard and double-glazed window to the side.

### **Lounge / Diner**

Gas fireplace, radiator and space for a dining table and chairs. Double-glazed windows to the front and side.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, electric oven and gas hob with extractor fan over. Space for a dishwasher, washing machine and a fridge/freezer. Central heating boiler, breakfast bar and double-glazed window to the rear.

### **Bedroom One**

Storage cupboard, radiator and double-glazed window to the rear.

### **Bedroom Two**

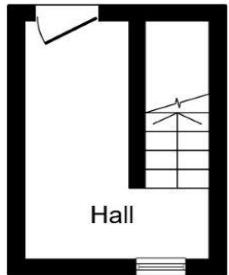
Storage cupboard, radiator and double-glazed window to the rear.

### **Bathroom**

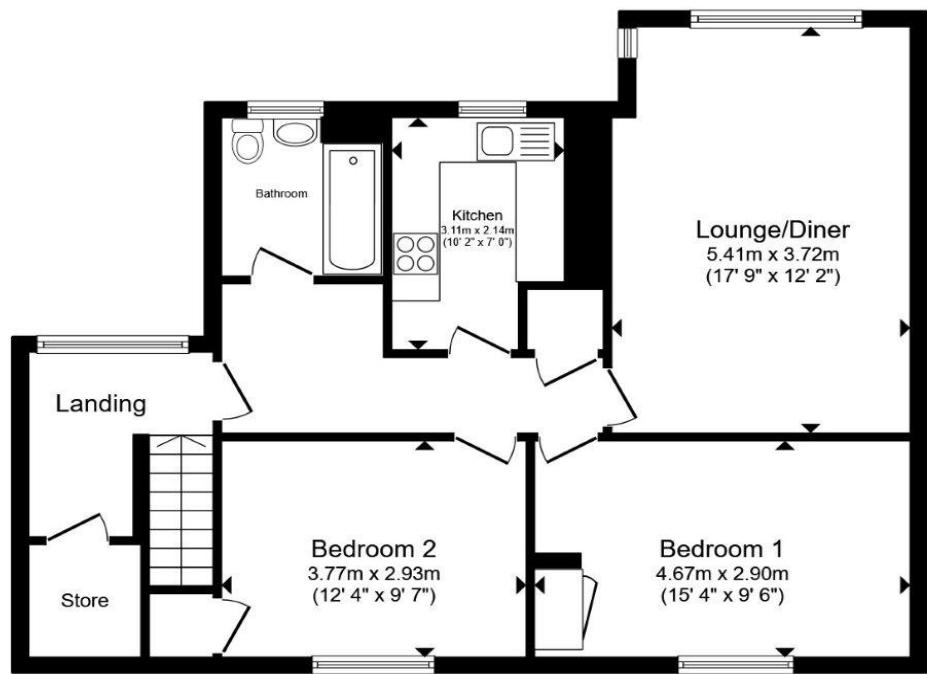
Partially tiled with a pedestal wash hand basin, low-level WC and a bath with both a handheld shower attachment and a shower over. Heated towel rail and double-glazed obscured window to the front.

### **Outside Garden**

Mainly laid to lawn with fence and shrub borders plus a decked patio area.



## Ground Floor



## First Floor

Total floor area 83.3 m<sup>2</sup> (897 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)



welcome to  
**Beech Grove,  
Leighton Buzzard**

- PROXIMITY TO MAINLINE TRAIN STATION
- PRIVATE REAR GARDEN
- GENEROUS BEDROOM SIZES
- AMPLE STORAGE
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 530.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Aug 1982.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£220,000**



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Property Ref:  
LBZ108392 - 0004

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