



Connells

Billington Road
Leighton Buzzard



Property Description

This property is both spacious and versatile, featuring a superb kitchen/diner ideal for modern family living and entertaining, alongside two well-proportioned reception rooms and two bedrooms offering flexibility for formal and informal spaces on the ground floor.

A true highlight of the property is the expansive first-floor master suite, which must be viewed to be fully appreciated. This luxurious space provides not only a generous bedroom area but also ample room for a dedicated office and comfortable living area, complemented by a stylish en-suite bathroom.

The property is within walking distance of shops and within 1.5 miles of the train station.

"Please note that the AML fee covers 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."

Wash hand basin in vanity unit. Wall mounted toilet. Karndean flooring.

Lounge

Double glazed bay window to front. Double glazed window to side. Radiator. Carpeted flooring.

Lounge Two

Double glazed windows. Built in cupboards. Limestone surround multi fuel feature fireplace. Carpeted flooring.

Kitchen/ Diner

Double glazed window. Fitted kitchen with wall and base units. Quartz worktops. 2 radiators. Wine cooler. Free standing fridge and freezer. Integrated washing machine. Integrated dishwasher. Built in single oven. Smeg range with cookerhood over. Space for table and chairs. Tiled flooring.

Shower Room

Shower cubicle. Extractor fan. Heated towel rail radiator. WC. Wall mounted wash hand basin. Karndean flooring.

Bedroom Two

Double glazed bay window. Radiator. Newly carpeted flooring.

Entrance Hall

Door to front aspect. Storage cupboard. Radiator. Karndean flooring.

Cloakroom

Double glazed window. Heated tiled walls.

Bedroom Three

Double glazed window. Under stairs cupboard with auto light. Parquet flooring.

Upstairs

Opens into a huge master suite with space for a living area and dormer now currently used as a study. Carpeted flooring,

Bedroom One

Velux window to rear and dormer window to front. Door to en-suite. Radiator. Carpeted flooring. Air conditioning.

En-Suite To Bedroom One

Velux window. Floored eaves storage housing combi boiler. WC. Bath with shower over. Large wash hand basin. Heated towel rail radiator. Tiled flooring.

Outside

Front Garden

Driveway parking via gated access. Hedge privacy screen and plant border. Parking for multiple vehicles.

Rear Garden

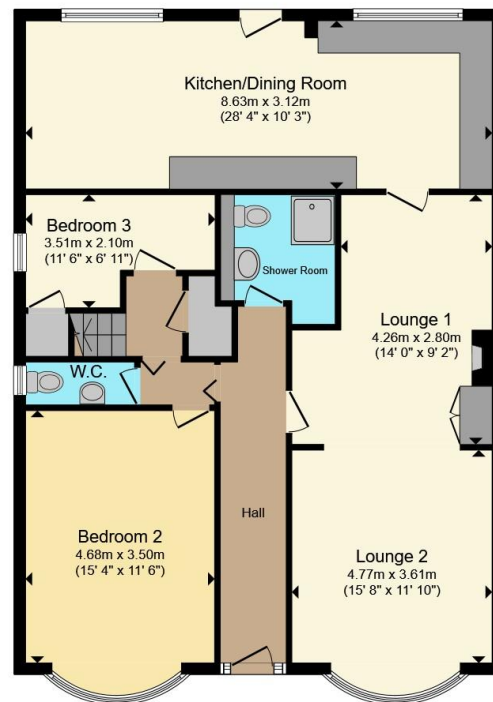
A beautifully designed rear garden featuring a spacious light porcelain patio ideal for entertaining. The space is enhanced by a variety of mature trees providing excellent

privacy, alongside well-stocked borders of roses and shrubs. Further benefits include a raised pond feature, sleeper beds, climbing plants, and a useful garden shed.

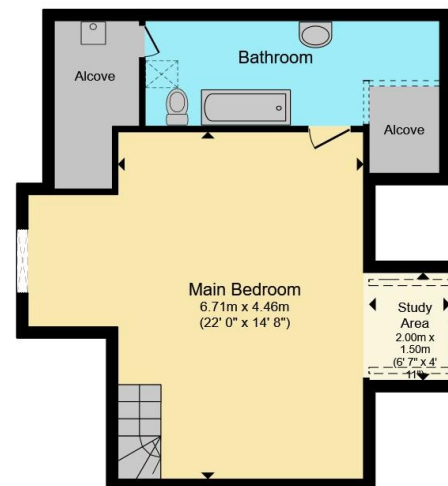








Ground Floor



First Floor

Total floor area 158.5 m² (1,707 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

Connells

To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: D Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/LBC308264



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC308264 - 0010