

Connells

Clarence Road
LEIGHTON BUZZARD

Clarence Road
LEIGHTON BUZZARD LU7 3EL

for sale offers in excess of
£380,000







Property Description

Perfectly positioned within walking distance of schools for all ages, this well-maintained three-bedroom semi-detached home offers an ideal setting for families seeking comfort, convenience, and modern living.

To the front of the property, a generous driveway provides parking for 4–5 vehicles, making it perfect for busy households or those who regularly host visitors.

Inside the home features a bright and airy open-plan lounge diner, creating a welcoming space for relaxation and family time. The kitchen was stylishly re-fitted in August of last year, offering a fresh, contemporary finish with modern units and fittings. The family bathroom was also re-fitted just three years ago, adding to the home's move-in-ready appeal.

To the rear, the southerly facing garden enjoys excellent sunlight throughout the day—ideal for outdoor dining, children's play, or simply unwinding in a private, sun-soaked space.

A fantastic family home in a desirable location, offering modern upgrades, generous parking, and excellent school accessibility.

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

Under stairs cupboard. Radiator.

Cloakroom

Double glazed window. WC. Wash hand basin.

Lounge

Sliding patio doors. Working fire place.

Dining Room

Double glazed window. Radiator.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Integrated washing machine. Integrated fridge freezer. Radiator. Integrated microwave. Integrated oven. Integrated hob.

Landing

Double glazed window. Loft access. Carpeted flooring.

Bedroom One

Double glazed window. Radiator. Carpeted

flooring.

Bedroom Two

Double glazed window. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. Wash hand basin in vanity unit. Radiator.

Front Garden

Driveway.

Rear Garden

Mainly laid to lawn. Shingle area. Southerly facing. Side access.







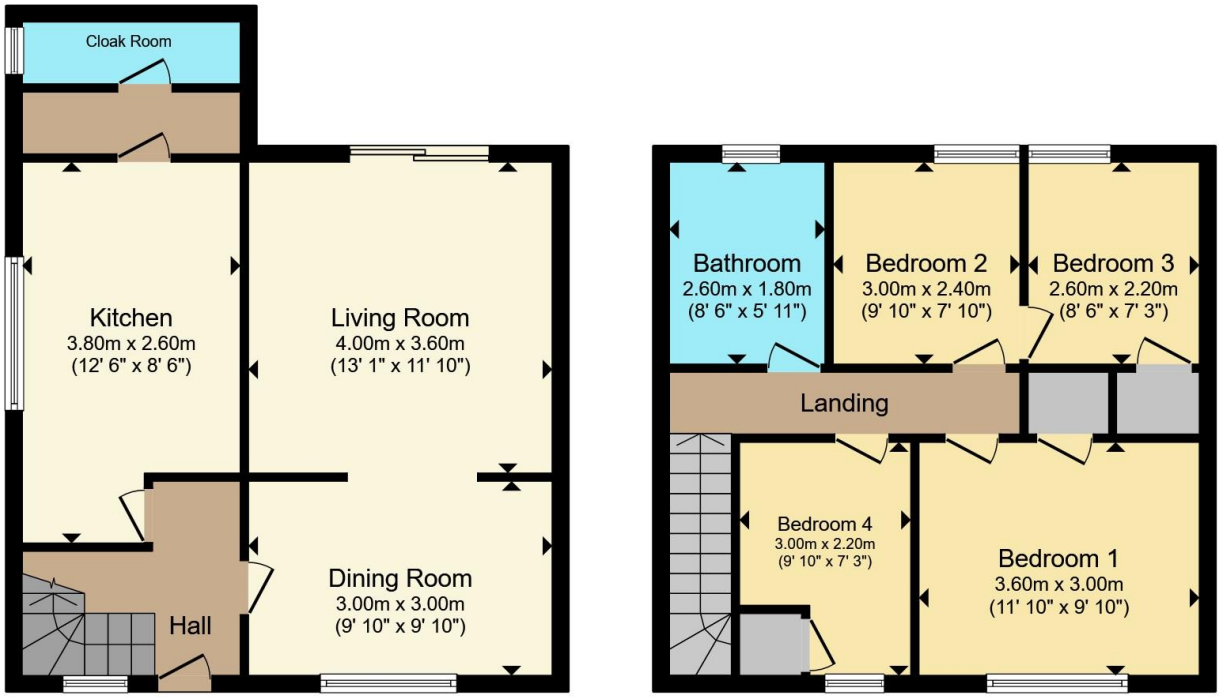



LOVE









Total floor area 94.8 m² (1,020 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

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311548

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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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