



**Connells**

Broad Rush Green  
Leighton Buzzard



## Property Description

This recently refurbished three-bedroom semi-detached home offers contemporary living throughout, ideal for families, first-time buyers, or anyone seeking a move in ready property in a desirable location.

The ground floor features an impressive open-plan lounge and dining area, creating a bright and welcoming space perfect for both everyday living and entertaining. The layout flows seamlessly into the stylish modern kitchen, fitted with sleek units and quality finishes, making it the perfect spot for cooking and socialising.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, all presented in excellent condition following the refurbishment.

To the rear, you'll find a private garden—a great space for children to play, summer dining, or simply relaxing outdoors. The property also benefits from a garage and driveway parking to the rear, providing practical off road parking and useful storage.

Just a short walk away are the picturesque Bluebell Woods, offering beautiful walking trails—ideal for families, dog walkers, and anyone who loves the outdoors.

## Entrance Hall

Carpeted flooring.

## Lounge/ Diner

Double glazed window. Radiator. Feature gas fireplace. Patio doors to rear. Space for table and chairs. Carpeted flooring.

## Kitchen

Double glazed window. Fitted kitchen with wall and base units, partly tiled walls. 1.5 bowl stainless steel sink and drainer. Space for fridge freezer. Plumbing for dishwasher. Integrated oven. Plumbing for washing machine. Integrated gas hob with cooker hood over. Patio doors to rear.

## Landing

Double glazed window. Loft access. Carpeted flooring.

## Bedroom One

Double glazed window. Radiator. Carpeted flooring.

## Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

## Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. Bath with shower over. Wash hand basin. WC. Tiling to water sensitive areas. Radiator.

## Front Garden

Mainly laid to lawn. Pathway to front door. Access to rear garden.

## Rear Garden

Patio area. Stairs down to lawn area. Patio area. Side access. Outside tap. Courtesy door to garage. Wooden panelled fencing and brick wall to borders. Block paved patio to rear. Covered Pergola.

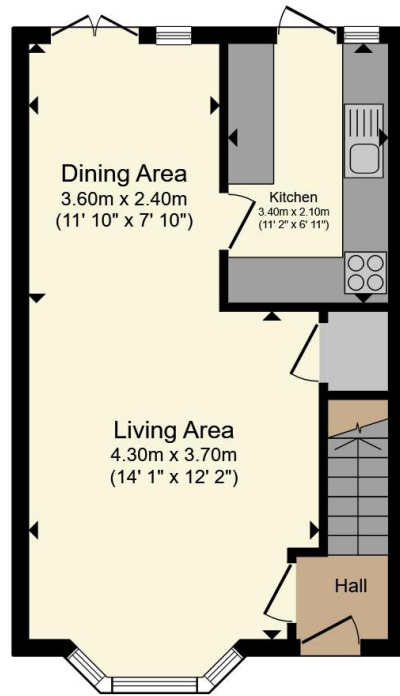
## Garage

Up & over door. Courtesy door to garden.

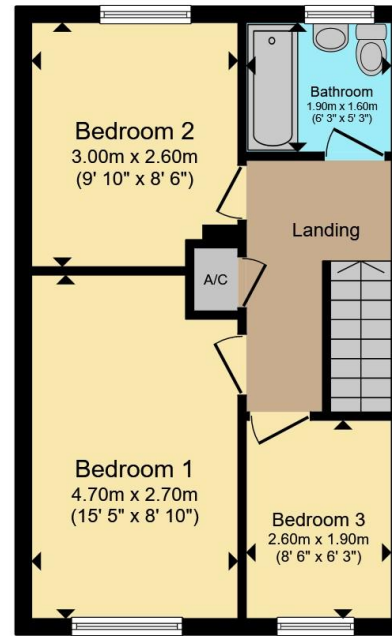




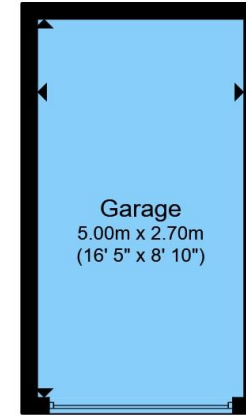




**Ground Floor**



**First Floor**



**Garage**

Total floor area 87.6 m<sup>2</sup> (943 sq.ft.) approx

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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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