

Connells

Faulkners Way
Leighton Buzzard

Faulkners Way
Leighton Buzzard LU7 2SS

for sale offers in excess of
£325,000







Property Description

Connells are delighted to present this well-maintained four-bedroom mid-terraced family home, situated in a popular residential area of Linslade East.

The ground floor comprises a welcoming entrance hall, a spacious lounge with patio doors opening onto the rear garden, a fitted kitchen/dining room providing ample storage and workspace, and a convenient downstairs cloakroom. To the first floor are four well-proportioned bedrooms, with the flexibility for one bedroom to be utilised as a home office or study, together with a family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor entertaining and family enjoyment, with gated rear access leading to off-road parking and a garage situated within a nearby block.

Faulkners Way is ideally located within easy reach of Leighton Buzzard town centre, offering a wide range of shops, restaurants, cafes and leisure facilities. It is approxiately 0.3 miles from Leighton Buzzard railway station, 8 minute walk away. The property is well placed for highly regarded local schools and superb transport links, the A5, M1 and surrounding road networks provide excellent access to Milton Keynes, Luton and beyond.

Early viewing is highly recommended to fully appreciate everything this family home has to offer.

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

Cloakroom

Living Room

Kitchen / Diner

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

Front Garden

Garage

Rear Garden







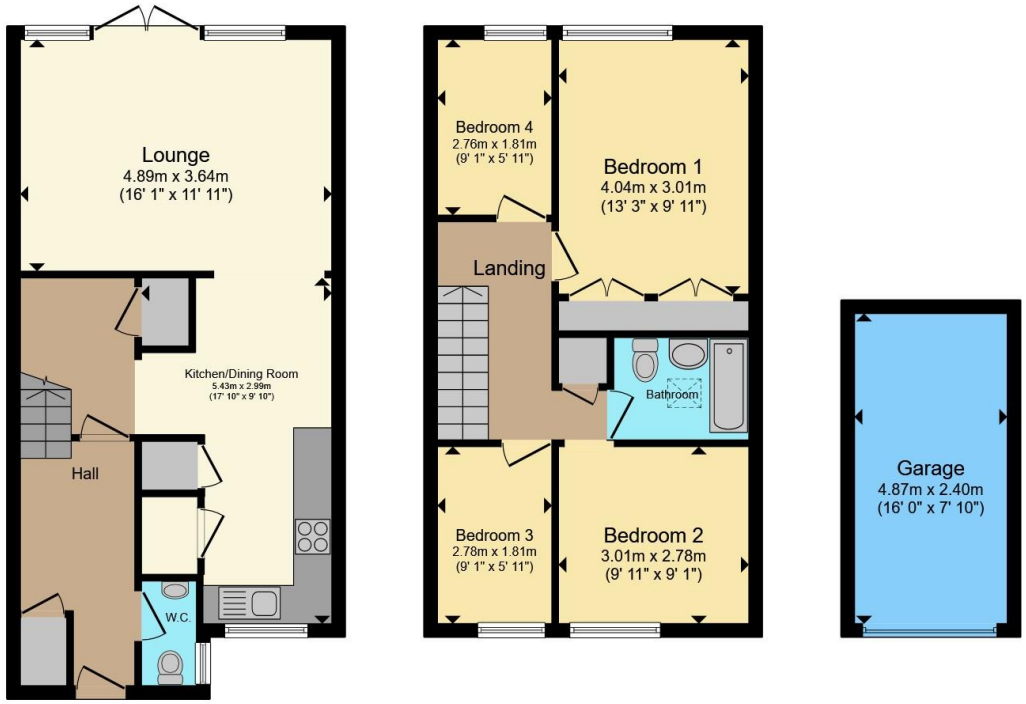









OSHO



Ground Floor **First Floor** **Garage**

Total floor area 104.1 m² (1,120 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

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To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311701

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.