



Brooklands Drive, Leighton Buzzard, LU7 3PG

welcome to

Brooklands Drive, Leighton Buzzard

Situated in the popular BROOKLANDS area of Leighton Buzzard within walking distance of local SCHOOLS is this beautifully presented, FOUR-bedroom, SEMI-DETACHED family home. Highlights include; three reception rooms, cloakroom, family bathroom and a private rear garden.

Entrance Hall

Double-glazed door to the front and stairs to the first floor. Doors to the cloakroom and the lounge.

Cloakroom

Partially tiled with a wash hand basin with mixer tap set in a vanity unit and low-level WC. Laminate flooring, radiator and double-glazed obscure window to the front.

Lounge

Feature fireplace with log burner, radiator, under stairs storage cupboard and laminate floor. Door to the dining room and double-glazed Patio doors to the conservatory.

Conservatory

Of Upvc construction with double-glazed windows to the rear and both sides, laminate flooring and double-glazed double doors leading out to the garden.

Dining Room

Radiator, tiled flooring and double-glazed windows to the front and side. Door to the kitchen.

Kitchen

Fitted with a mix of wall and base units with work surface over, single bowl stainless steel sink with mixer tap and drainer, cooker hood and space for a cooker. Space for a dishwasher, washing machine and a fridge/freezer. Tiled flooring, boiler and radiator. Double-glazed window to the rear and double-glazed door to the side.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Double-glazed obscured window to the front and doors to bedrooms 2, 3 and 4 plus the family bathroom.

Bedroom Two

Built-in wardrobe with hanging space and storage, radiator and double-glazed window to the rear.

Bedroom Three

Built-in wardrobe with hanging space and storage, radiator and double-glazed window to the rear.

Bedroom Four

Built-in wardrobe with hanging space and storage, radiator and double-glazed window to the front.

Bathroom

Fully tiled with a wash hand basin with mixer tap set in a vanity unit with storage under, low-level WC and a bath with shower screen and shower over. Heated towel rail, tiled flooring and double-glazed obscured window to the front.

Second Floor Bedroom One

Stairs from the first floor, built-in wardrobe with hanging space and storage, eaves storage and electric radiator. Double-glazed windows to the rear and double-glazed velux style windows to the front.





Outside
Front Garden

Block paved frontage providing off-road parking.
Gated access to the rear garden.

Rear Garden

Enclosed by fencing with gated side access the garden is laid with artificial grass, a paved patio area and a shed.



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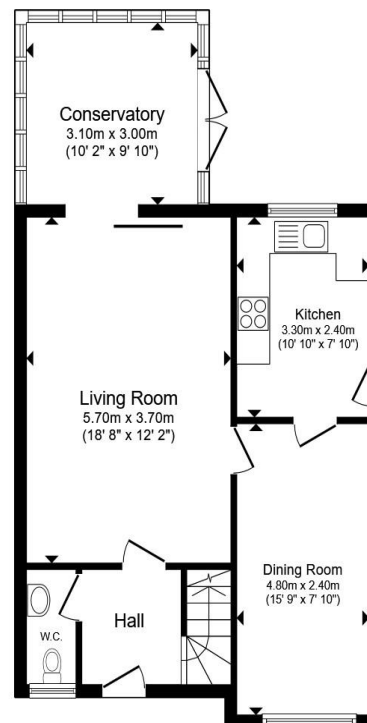
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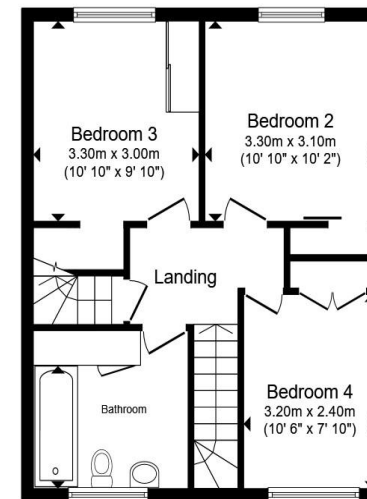
- FOUR-BEDROOM EXTENDED SEMI-DETACHED
- THREE RECEPTION ROOMS
- MODERN BATHROOM
- PRIVATE REAR GARDEN
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: C

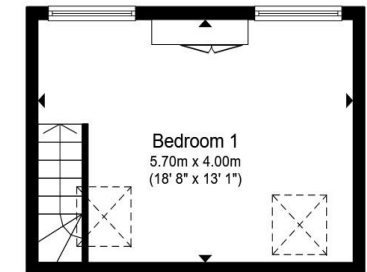
£400,000



Ground Floor



First Floor



Second Floor

Total floor area 129.4 m² (1,393 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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Property Ref:
LBZ109904 - 0003

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