



Partridge Road, Leighton Buzzard, LU7 4BJ

welcome to

Partridge Road, Leighton Buzzard

STUNNING HOME! If you are looking for a modern yet practical home, then this could be the one. With a bright kitchen/diner and garden room, four bedrooms, en-suite, plus garage and off-road parking the property has it all.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and radiator. Doors to the lounge, cloakroom and kitchen/diner.

Lounge

TV point, 2 radiators and double-glazed windows to the front and side.

Cloakroom

Partially tiled with a Wash hand basin with storage cupboard under and a low-level WC. Radiator and double-glazed obscured window to the rear.

Kitchen / Diner

Fitted with a mix of wall and base units with work surface over, sink with mixer tap, integrated eye-level electric double oven and electric hob with extractor fan over. Integrated dishwasher, washing machine and fridge/freezer. Space for a dining table and chairs. Radiator and double-glazed window to the front. Double-glazed French doors leading into the garden room.

Garden Room

Of brick and upvc construction with an insulated roof. Electric radiator, lighting and double-glazed doors to the garden.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Storage cupboard and doors to bedrooms one and two plus the family bathroom.

Bedroom One

Fitted wardrobes with hanging space and storage, radiator and double-glazed window to the front. Door to the en-suite.

En-Suite

Partially tiled with a wash hand basin with drawers under, low-level WC and a shower cubicle. Heated towel rail, extractor fan and double-glazed obscured window to the front.

Bedroom Two

Radiator and double-glazed window to the front.

Bathroom

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with mixer taps and shower over. Heated towel rail and double-glazed obscured window to the side.

Second Floor Landing

Stairs from the first floor and doors to bedrooms three and four.

Bedroom Three

Radiator and double-glazed window to the front.

Bedroom Four

Radiator and double-glazed window to the front.





Outside Garage & Parking

Garage with up & over door plus parking for up to 3 cars.

Front Garden

Enclosed by metal fencing with a small lawn area, low hedging and a path leading to the front door.

Rear Garden

Enclosed by brick walls with gated side access to the garage & parking. The garden is mainly laid with artificial lawn with a pebbled border.

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.



view this property online [brownandmerry.co.uk/Property/LBZ109994](https://www.brownandmerry.co.uk/Property/LBZ109994)



welcome to

Partridge Road, Leighton Buzzard

- MODERN FOUR-BEDROOM HOME
- IMMACULATE CONDITION
- GARAGE AND DRIVE
- KITCHEN/DINER AND GARDEN ROOM
- CLOSE TO ASTRAL LAKE

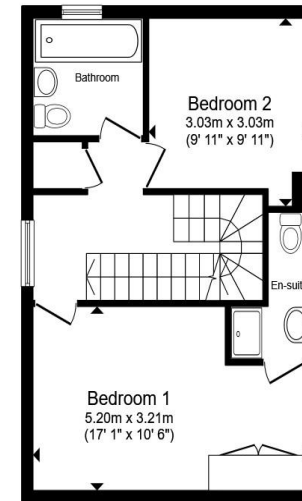
Tenure: Freehold EPC Rating: C

Council Tax Band: E

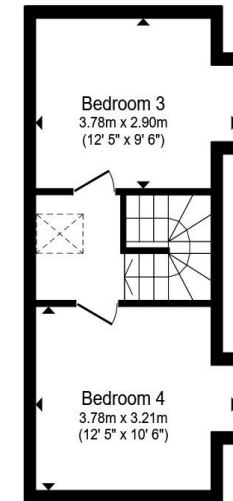
£490,000



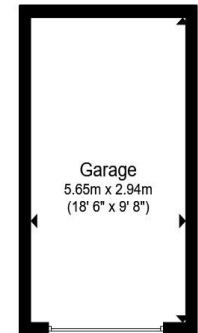
Ground Floor



First Floor



Second Floor



Garage

Total floor area 135.6 m² (1,460 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



view this property online brownandmerry.co.uk/Property/LBZ109994



Property Ref:

LBZ109994 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



brownandmerry.co.uk