



Connells

Heron Road
LEIGHTON BUZZARD

Heron Road LEIGHTON BUZZARD LU7 4BY

for sale
£360,000



Property Description

A well-presented three-bedroom semi-detached townhouse with driveway parking and a garage, offering spacious and versatile accommodation arranged over three floors.

The ground floor welcomes you with an entrance hallway, with a smart kitchen to the left and a convenient downstairs WC to the right. To the rear of the property is the generous lounge, which benefits from a conservatory-style addition that floods the room with natural light and creates a wonderful sense of space, making it ideal for both relaxing and entertaining. Beyond the lounge is a well-kept, low-maintenance rear garden.

On the first floor are two bedrooms, comprising a double and a single, along with the family bathroom. Occupying the entire top floor is the impressive principal bedroom, featuring a good-sized en-suite and ample space for bedroom furniture.

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 storage. Radiator. Carpeted flooring.

Lounge

Double glazed window. Radiator. Carpeted flooring. Open into conservatory.

Conservatory

Brick built base and UPVC construction. Patio doors to garden. Radiator. Carpeted flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Integrated gas hob with extractor fan over. Integrated oven. Plumbing for washing machine. Plumbing for dishwasher. Radiator. Space for tumble dryer. 1.5 bowl stainless steel sink and drainer. Space for fridge freezer. Tiled flooring.

Landing

Double glazed window. Carpeted flooring.

Up & over door. Courtesy door to garden.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. WC. Wash hand basin. Heated towel rail radiator. Tiled flooring.

Second Floor

Bedroom One

2 skylight windows. Built in wardrobe. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. Shower cubicle. Wash hand basin. WC. Tiled flooring.

Rear Garden

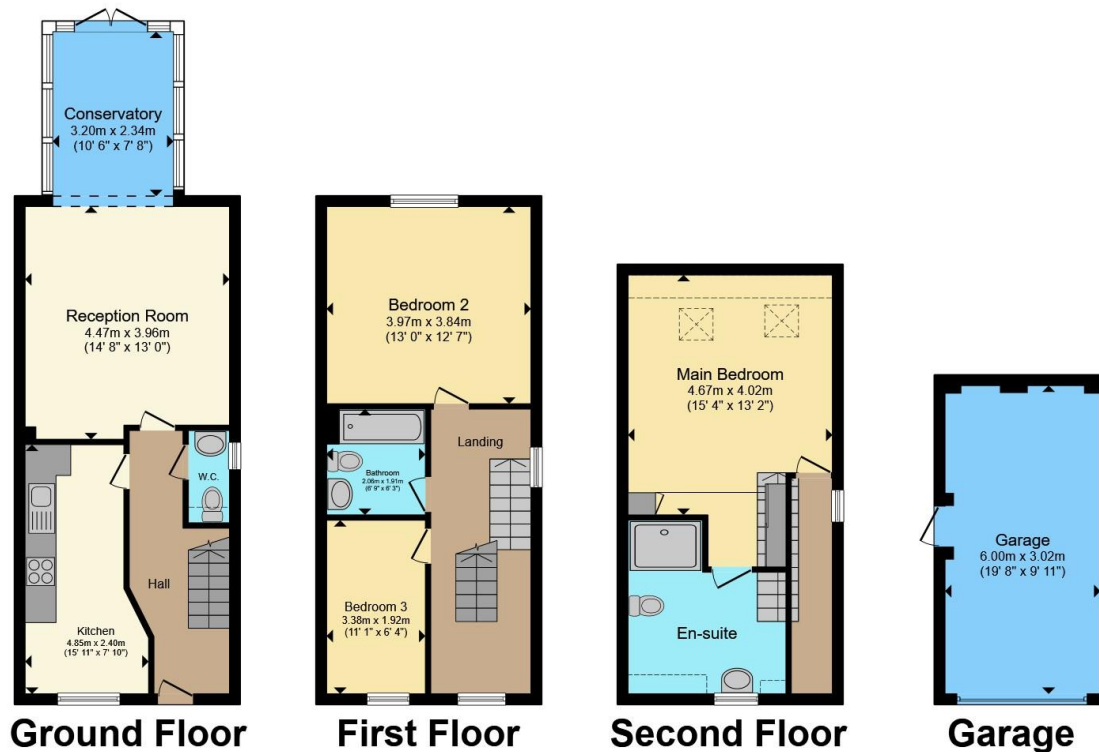
Artificial grass. Courtesy door to garage. Raised wooden sleeper flower bed. Side access. Wooden panelled fencing to borders.

Garage









Total floor area 133.7 m² (1,440 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

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311168



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311168 - 0009