Connells

Laurel Mews
Leighton Buzzard

Laurel Mews
Leighton Buzzard LU7 1FR

for sale offers in excess of
£350,000

Property Description

Offered for sale with no upper chain, this well-presented three-bedroom townhouse is ideally situated just a 10-minute walk from Leighton Buzzard town centre and within easy walking distance of the mainline train station, offering direct access to London in approximately 30 minutes.

Arranged over three floors, the property provides spacious and versatile accommodation. Upon entering, you are welcomed by a hallway with a modern kitchen to the left, fitted with an oven and induction hob. To the right is a convenient cloakroom comprising a WC and wash hand basin.

To the rear of the property is a bright and airy lounge/diner, a generous living space enjoying plenty of natural light from the patio doors, which open directly onto the rear garden.

The garden is low maintenance, featuring a patio area ideal for entertaining, leading to an area of artificial turf. There is also a shed for storage and a side gate providing access to a pathway leading to the front of the property.

The first floor offers two well-proportioned bedrooms along with a family bathroom. Occupying the entire top floor is the impressive master bedroom, benefiting from a walk-in wardrobe area, which could also be used as a home office or dressing space.

Externally, the property further benefits from two allocated parking spaces.

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

Radiator. Carpeted flooring. Stairs rising to first floor.

Cloakroom

WC. Wash hand basin. Radiator. Vinyl flooring.

Lounge/ Diner

Radiator. Carpeted flooring. Patio doors to garden.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Space for fridge freezer. Integrated oven. Integrated hob. Radiator.

Plumbing for washing machine. Stainless steel sink and drainer. Vinyl flooring.

First Floor Landing

Double glazed window. Radiator. Storage cupboard housing water tank. Carpeted flooring. Stairs rising to second floor.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Bath with shower over. WC. Wash hand basin. Radiator. Vinyl flooring.

Second Floor

Bedroom One

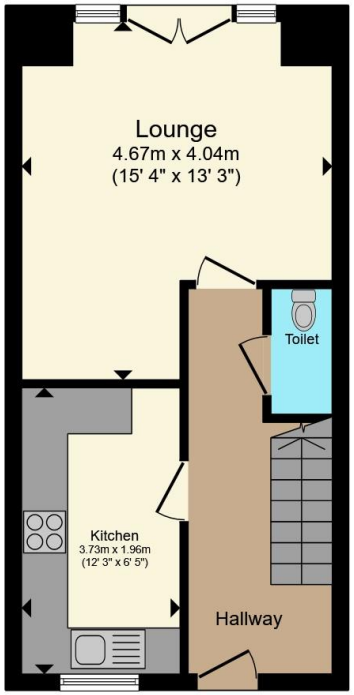
2 skylight windows. Radiator. Walk in wardrobe with skylight window. Carpeted flooring. Loft access.

Front Garden

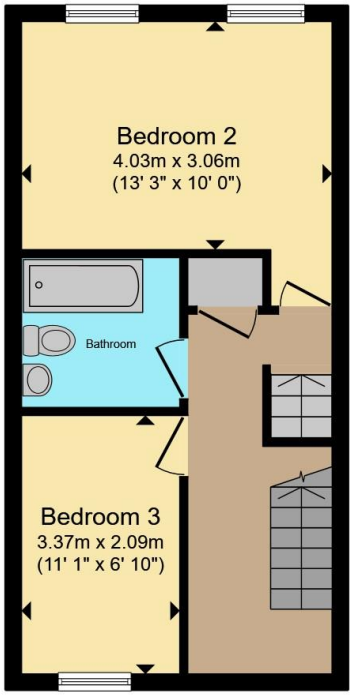
Parking for 2 cars. Ramped pathway to front door.

Rear Garden

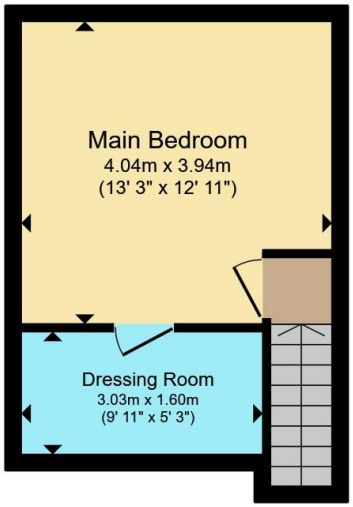
Patio. Artificial grass. Shed. Wooden panelled fencing to borders. Side access.



Ground Floor



First Floor



Second Floor

Total floor area 91.8 m² (988 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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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: D

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311602

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.

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