



Connells

Orion Way
Leighton Buzzard

Orion Way Leighton Buzzard LU7 3XJ

for sale
£500,000



Property Description

Situated within the highly regarded Planets Development, this spacious and versatile family home has been thoughtfully re-configured and improved by the current owners, creating flexible accommodation ideally suited to modern family living.

The property is entered via a welcoming entrance hall which leads through to a generous living area, providing an excellent space for both everyday living and entertaining. At the heart of the home is the impressive kitchen/dining room, featuring a central island that creates the perfect social hub for family life, dining and hosting guests.

A key feature of the property is the garage conversion, which has been transformed to create a valuable fourth bedroom, offering flexibility for growing families, those working from home or anyone requiring additional accommodation.

To the first floor, there are three further well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private rear garden, ideal for outdoor entertaining and family enjoyment.

Positioned in a popular residential location close to local schooling, parks, amenities and transport links, this extended family home offers spacious and adaptable accommodation in one of Leighton Buzzard's most established neighbourhoods.

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

Kitchen

Conservatory

Store

Bedroom Four

Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Front Garden

Rear Garden









Total floor area 132.8 m² (1,430 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

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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311545



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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