Connells

Highfield Road
Leighton Buzzard

Highfield Road
Leighton Buzzard LU7 3LZ

for sale offers in excess of
£370,000

Property Description

Nestled at the end of a peaceful cul-de-sac in Leighton Buzzard, this extended three-bedroom semi-detached home has been thoughtfully modernised to provide a perfect balance of style, comfort, and practicality.

To the front, a recently laid block-paved driveway provides ample parking and leads to a detached garage and workshop, offering fantastic storage or hobby space.

The ground floor benefits from a rear extension, creating a bright and spacious open-plan kitchen, dining, and living area that's ideal for family life and entertaining. The kitchen flows seamlessly into the main living space, with plenty of natural light throughout, along with a beautifully refurbished four-piece family bathroom finished in stylish marble-effect tiles.

Upstairs, there are three generously sized bedrooms, all newly carpeted, A fully insulated loft further enhances the home's comfort and energy efficiency.

Outside, the property enjoys a quiet position yet remains within walking distance of highly regarded local schools, everyday amenities, and excellent transport links, including Leighton Buzzard train station.

Combining a convenient location with modern design and practical features, this home is perfect for families and professionals alike.

Properties of this quality in such a sought-after position are rarely available - early viewing is strongly advised. Please call today to arrange your appointment.

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

Door to front aspect. 2 radiators. Under stair storage. Double doors to living room. Luxury vinyl tiled flooring. Door to side.

Lounge

32' x 11' 4" (9.75m x 3.45m)

Window to front aspect. Radiator. Space for table & chairs. Feature gas fire place. Luxury vinyl tiled flooring.

Kitchen

Window to rear aspect. Fitte kitchen with wall and base units. Work surfaces with tiled splashback. 1 bowl sink and drainer. Gas oven. Gas hob. Plumbing for washing machine. Space for fridge freezer. Plumbing for dishwasher. Vinyl flooring.

Bathroom

Double glazed window to rear. Aluminium window to side. Bath. Wash hand basin in vanity unit. Double shower cubicle. WC. Heated towel rail radiator. Fully tiled with marble finish.

Landing

Window to front aspect. Airing cupboard housing boiler and tank. Loft access. Carpeted flooring.

Bedroom One

12' 10" x 9' 3" (3.91m x 2.82m)

Window to rear aspect. Radiator. Carpeted flooring.

Bedroom Two

10' x 11' 5" (3.05m x 3.48m)

Window to front aspect. Radiator. Carpeted flooring.

Bedroom Three

9' x 8' (2.74m x 2.44m)

Window to rear aspect. Radiator. Carpeted flooring.

Outside

Front Garden

Block paved driveway. Electric car charger. Mature shrubs & bushes.

Rear Garden

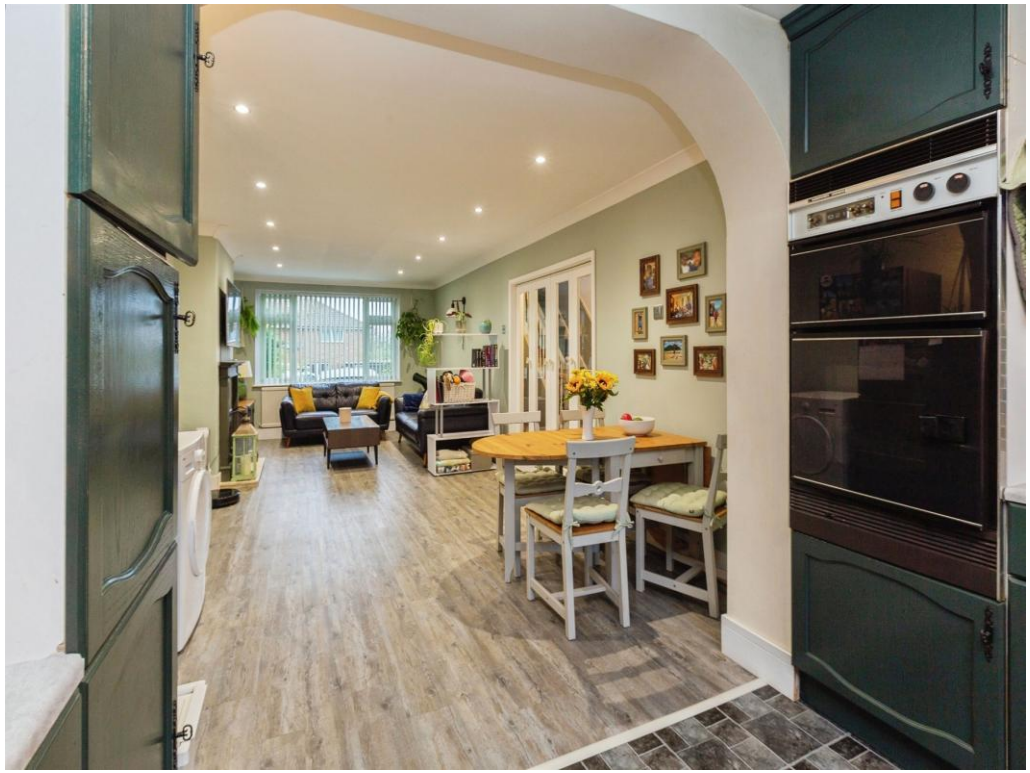
Laid to lawn. Pathway. Side access. Mature shrubs & bushes. Courtesy door to garage.

Outbuilding

Double doors.

Covered Side Passage

Lights. Access to outbuilding. Double doors to front garden.



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.focalagent.com

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: D

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311407

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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