

Connells

Waterdell
Leighton Buzzard

Waterdell
Leighton Buzzard LU7 3PJ

for sale
£320,000







Property Description

Offered to the market with no upper chain, this well-presented two-bedroom home is ideal for first-time buyers, downsizers and investors seeking a property ready to move straight into.

The accommodation comprises a welcoming entrance hall, ground floor shower room and a bright, modern kitchen/breakfast room fitted with a range of contemporary units and ample worktop space. To the rear, the spacious lounge enjoys views over the garden and provides an ideal setting for both relaxing and entertaining.

Upstairs, the property offers two generous double bedrooms, both providing comfortable and versatile accommodation.

Externally, the home benefits from a private rear garden, together with the added advantages of a driveway and garage, providing valuable off-street parking and storage.

Situated within a popular residential area of Leighton Buzzard, Waterdell is conveniently positioned for local shops, schools and everyday amenities. The town centre offers a variety of independent retailers, cafés and restaurants, while Leighton Buzzard Railway Station provides direct links to London Euston, making it ideal for commuters. The property also benefits from easy access to nearby countryside walks and major road connections including the A5, M1 and M25.

Viewing is highly recommended.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

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

Lounge

Kitchen / Breakfast Area

Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Outside

Front Garden

Garage

Rear Garden







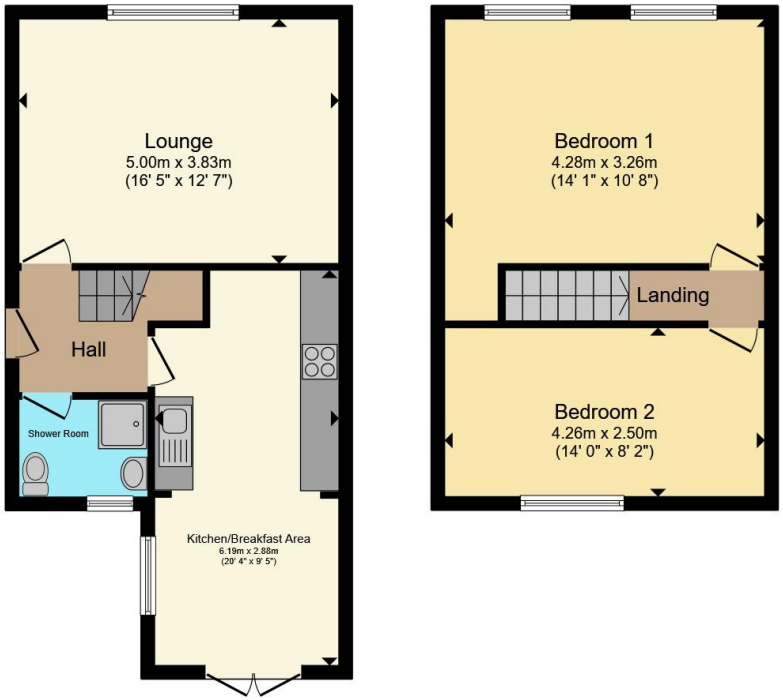












Ground Floor **First Floor**

Total floor area 82.4 m² (887 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: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311762

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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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