

Connells

Hartwell Crescent
Leighton Buzzard

Hartwell Crescent
Leighton Buzzard LU7 1NP

for sale offers in excess of
£395,000







Property Description

Charming Period Semi-Detached Home in Prime Location

Situated just a stone's throw from Leighton Buzzard town centre, this attractive semi-detached property offers spacious and versatile accommodation, brimming with character and potential.

The ground floor features a generously sized lounge/dining room, providing a wonderful open and sociable living space with direct access to a delightful south-east facing rear garden—perfect for enjoying morning sunshine and outdoor entertaining.

The kitchen is a good size and offers excellent scope for updating to suit modern tastes, while a convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property comprises three well-proportioned bedrooms, with the principal bedroom being particularly spacious. A family bathroom serves the first floor. Additionally, the loft has been boarded and has previously been used as a bedroom, offering further flexibility subject to the necessary consents.

Externally, the property benefits from a charming rear garden and enjoys an enviable position close to local amenities, transport links, and the town centre.

A fantastic opportunity to acquire a characterful home with plenty of potential in a highly sought-after location.

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 stair storage. Radiator. Stairs rising.

Cloakroom

Wash hand basin. WC. Laminate flooring.

Lounge/ Diner

Double glazed bay sash window. Electric fire. 2 radiators. Patio door. Wooden flooring.

Kitchen/ Breakfast Room

Double glazed window. Fitted kitchen with wall and base units. Induction hob with cookerhood over. 1.5 bowl sink and drainer. Plumbing for washing machine. Integrated fridge freezer. Radiator. Wine rack. Plumbing

for dishwasher. Tiled flooring. Door to garden.

Breakfast Area

Double glazed window. Radiator. Wooden flooring.

Landing

Loft access (boarded). Carpeted flooring.

Bedroom One

Double glazed bay sash window. Double glazed sash window. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

Double glazed window. Radiator. Wooden flooring.

Bathroom

Double glazed window. Bath with shower over. Wash hand basin in vanity unit. Radiator. WC. Tiled walls. Tiled flooring.

Front Garden

Metal gate. Brick wall to borders. Side access to rear garden.

Rear Garden

Mainly laid to lawn. Patio with steps down. Out house. Mature shrubs and bushes. Wooden panelled fencing to borders.



















Total floor area 102.1 m² (1,099 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: F

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311646

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.