



Waterdell, Leighton Buzzard, LU7 3PL

welcome to

Waterdell, Leighton Buzzard

NO CHAIN! Offering excellent potential, access to schools, amenities and local transport links. This is a fantastic opportunity for buyers looking for a family home in a convenient and established location that they can make their own.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and radiator. Doors to the lounge, dining room and shower room.

Lounge

Feature fireplace, 2 radiators, TV point and double-glazed window to the front.

Dining Room

Radiator. Opens into the kitchen.

Kitchen

Fitted with a mix of wall and base units with work surface over, 1.5 bowl sink with mixer tap and drainer, integrated eye-level electric oven and gas hob with extractor fan over. Washing machine and space for a fridge. Double-glazed windows to the rear and side. Double-glazed door to the garden.

Shower Room

Fully tiled with a pedestal wash hand basin, low-level WC and a shower. Double-glazed obscured window to the rear.

First Floor Landing

Stairs from the ground floor and double-glazed window to the side. Doors to all bedrooms and the Wc.

Bedroom One

Fitted wardrobes with hanging space and storage, radiator and double-glazed window to the front.

Bedroom Two

Radiator and double-glazed window to the rear.

Bedroom Three

Radiator and double-glazed window to the rear.

Wc

A wall mounted wash hand basin with tiled splashback and low-level WC.





Outside Rear Garden

Mature garden which is mainly laid to lawn with flower and shrub borders. A gravel area, door to the garage and gated side access.

Garage

Garage with up & over door to the front and a door to the side.

Front Garden

Enclose by a small brick wall the garden is mainly laid to lawn with mature shrub borders. Path to the front door and a paved/gravel driveway providing off-road parking and leading to the garage.

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.



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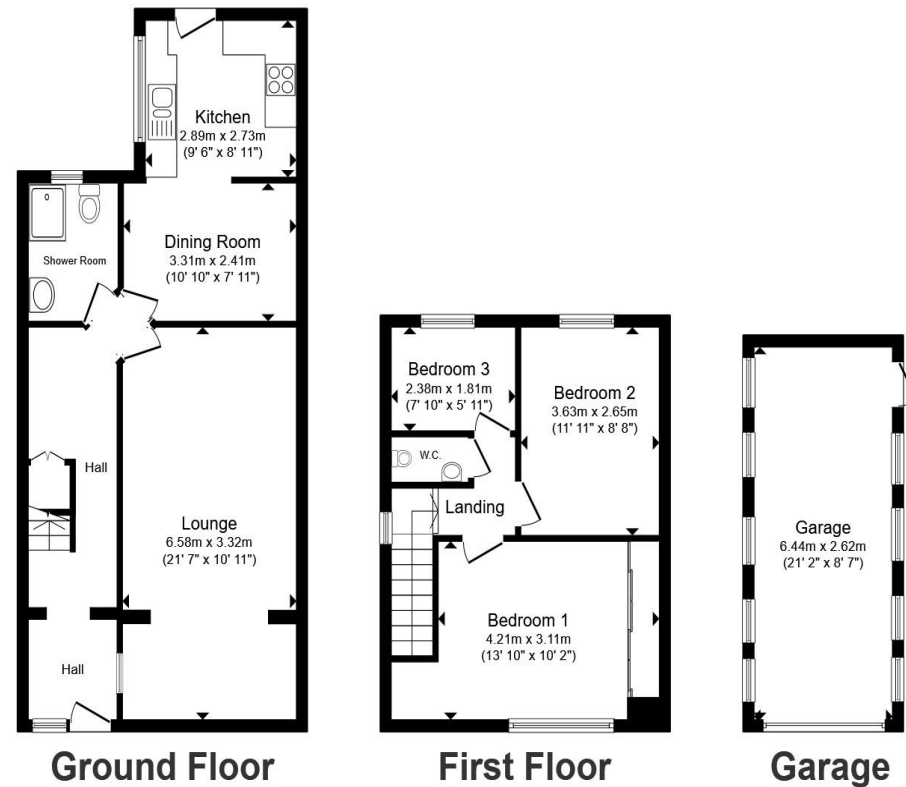
Waterdell, Leighton Buzzard

- NO UPPER CHAIN
- EXTENDED FAMILY HOME
- GARAGE & DRIVEWAY
- CLOSE TO SCHOOLS & AMENITIES
- GREAT SIZE GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£350,000



Ground Floor

First Floor

Garage

Total floor area 108.4 m² (1,167 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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Property Ref:
LBZ109932 - 0005

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