



**Cheshire Rise, Leighton Buzzard, LU7 4ED**

**welcome to**

## **Cheshire Rise, Leighton Buzzard**

Beautifully presented three-bedroom semi-detached home with garage. Other features include a large kitchen/diner and lounge, with French doors to the rear garden. Off-street parking. Stunning family bathroom and versatile bedrooms. This is the perfect blend of modern living and convenience.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor, under stairs storage and radiator.

### **Cloakroom**

Wall mounted wash hand basin with mixer tap and low-level WC. Heated towel rail and double-glazed obscured window to the rear.

### **Lounge/Kitchen/Diner**

Kitchen area; Fitted with a mix of wall and base units with work top over, sink with drainer and integrated electric oven and gas hob with extractor fan over. Integrated washing machine, dishwasher and fridge/freezer.

Lounge/diner: Media wall and storage shelves. Space for a dining table and chairs. Radiator and double-glazed French doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor, radiator and loft access. Doors to all bedrooms and the bathroom.

### **Bedroom One**

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

### **Bedroom Two**

Built-in wardrobes with hanging space and storage, radiator and 2 double-glazed windows to the rear.

### **Bedroom Three**

Radiator and double-glazed window to the rear.

### **Bathroom**

Fully tiled with a wash hand basin, low-level WC with integrated flush, shower cubicle and a bath with a shower over. Shave point and extractor fan.





**Outside  
Garage**

Rear entrance garage with additional internal storage/office space.

**Rear Garden**

Enclosed by fencing the garden is mainly laid to lawn with a patio area.

**Parking**

Tandem off-road parking for 2 cars.



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## Cheshire Rise, Leighton Buzzard

- OFF-STREET PARKING
- GARAGE
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL AMENITIES
- GOOD COMMUTING ROUTES TO M1

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

**£400,000**



Total floor area 114.4 m<sup>2</sup> (1,231 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](http://www.propertybox.io)



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Property Ref:  
LBZ109823 - 0003

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