



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Windermere Gardens, Leighton Buzzard | £260,000  
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**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**HUNTERS**

Opportunity to buy this beautifully presented two bedroom terraced home with a fully enclosed rear garden, garage and off road parking. The property comprises; entrance hall, kitchen, lounge/dining room, two double bedrooms and family bathroom. Located within close proximity to Leighton Buzzard TRAIN STATION and local schooling. This charming home is ideal for first time buyers and investment purchasers alike, early viewing highly recommended.

#### **ENTRANCE HALL**

Entry via UPVC double glazed door with obscure window to the side aspect. Fitted coir mat, wood effect flooring and radiator. Stairs rising to first floor. Door to lounge/dining room. Opening to;

#### **KITCHEN**

A range of wall and base with work surface over, four ring free standing gas hob with oven under. One and a half bowl sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for fridge freezer. Tiled flooring and part tiled walls. UPVC double glazed window to the front aspect.

#### **LOUNGE/DINING ROOM**

Wood effect flooring, radiator and cupboard under stairs. UPVC double glazed window and door to rear aspect.

#### **LANDING**

Fitted carpet, airing cupboard housing Glow Worm boiler. Loft access. Doors off to bedrooms and family bathroom

#### **MASTER BEDROOM**

Fitted carpet, fitted wardrobes and radiator. UPVC double glazed windows to the front aspect.

#### **BEDROOM TWO**

Fitted carpet, fitted wardrobes and radiator. UPVC double glazed window to the rear aspect.

#### **BATHROOM**

Three piece suite comprising; bath with mixer tap and shower attachment over. Pedestal wash hand basin with mixer tap over. Dual flush W.C. Vinyl flooring and heated towel rail. UPVC double glazed obscure window to the front aspect.

#### **OUTSIDE**

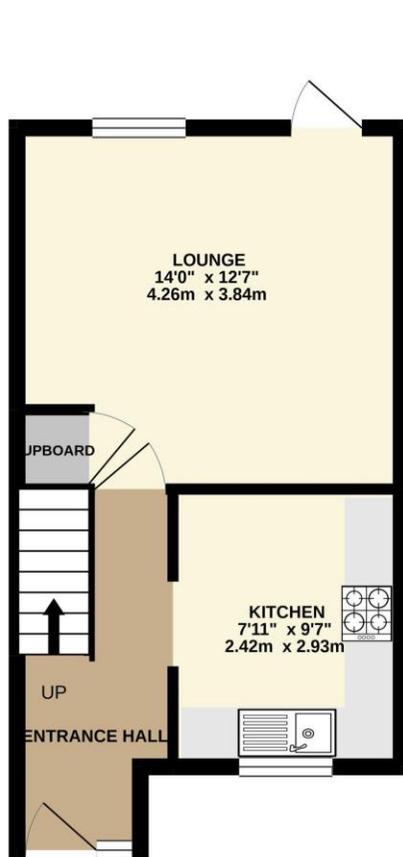
##### **REAR GARDEN**

Paving adjacent to property with steps up to path leading to gated rear access. The remainder is laid to lawn.

##### **GARAGE AND PARKING**

Metal up and over door. Off road parking for one car in front of garage.

GROUND FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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