

Built just two years ago, this outstanding home was purchased by the current owners who have added a number of upgrades, including Amtico flooring, fitted wardrobes and high quality tiling and carpets. Tastefully decorated throughout this three bedroom property provides sought after stylish, contemporary and spacious living.

Downstairs, this home benefits from a large lounge, cloakroom, plus a spacious kitchen/ dining room with patio doors leading to a south facing garden with established planted borders and a paved patio for al fresco dining. Upstairs offers three well proportioned bedrooms with an ensuite and family bathroom.

The property is set within a short walking distance from local shops and a bus stop that offers easy access to Leighton Buzzard town centre, and the train station, which provides an excellent service to Central London and beyond.



## Entrance Hall

Front door with small diamond window. Amtico flooring. Central heating thermostat. Carpeted stairs leading to the first floor landing.

## Cloakroom

Comprising a WC and wall hung wash hand basin. Tiled floor. Obscured double glazed window to the front aspect.



## Lounge

Double glazed window to the front aspect. Amtico flooring. Radiator.



## Kitchen/ Dining Room

A spacious and bright room fitted with a range of wall and base units with work surface over and splashbacks. One and a half sized drainer sink unit. Bosch oven with separate grill and an integrated Bosch induction hob with extractor hood. Integrated dishwasher. Double glazed window to the rear aspect. Space for a dining table and chairs with French patio doors leading to the garden. Cupboard with space and plumbing for a washing machine and shelving for storage. Stylish vertical radiator. Tiled flooring.



## Landing

Providing access to all first floor accommodation. Double glazed window to the side aspect. Fitted carpet. Hatch to loft. Airing cupboard housing a wall mounted boiler with shelving.

## Master Bedroom

Double glazed window to the front aspect. Two fitted wardrobes with drawers and shelving. Fitted carpet. Radiator.



## Ensuite

Comprising a WC, wall hung wash hand basin and shower cubicle. Tiled floor and part tiled walls. Heated towel rail. Extractor fan. Shaving socket.



## Bedroom Two

Double glazed window to the rear aspect. Fitted wardrobe. Fitted carpet. Radiator.



### Bedroom Three

Double glazed window to the rear aspect. Fitted carpet. Radiator.



### Family Bathroom

Comprising a WC, wall hung wash hand basin and panelled bath with a shower over and shower screen. Tiled floor and part tiled walls. Heated towel rail. Shaving socket. Extractor fan. Obscured doubled glazed window to the front aspect.



### To the Front

Off road parking for 2 vehicles with a pathway leading to the front of the property together with side access to the rear. Borders with well established plants and shrubs. Outside light.



### Rear Garden

Laid mainly to lawn, with a paved patio area for al fresco dining. Borders with well established planting together with raised beds for for fruit and vegetables. Boundary fencing with a gated pedestrian access to the side of the property. Outside tap. Shed.



### NB

Services and appliances have not been tested.

### Viewing

By appointment through Bradshaws.

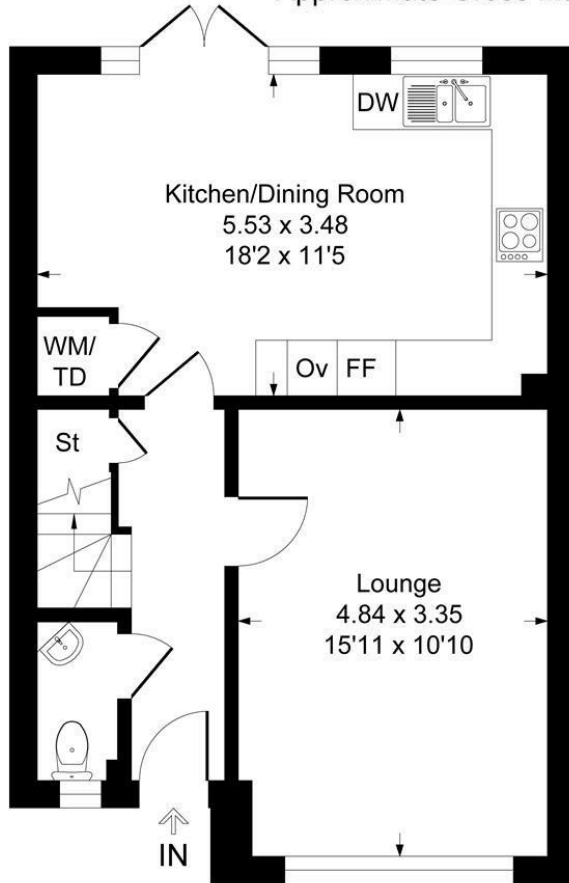
### Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

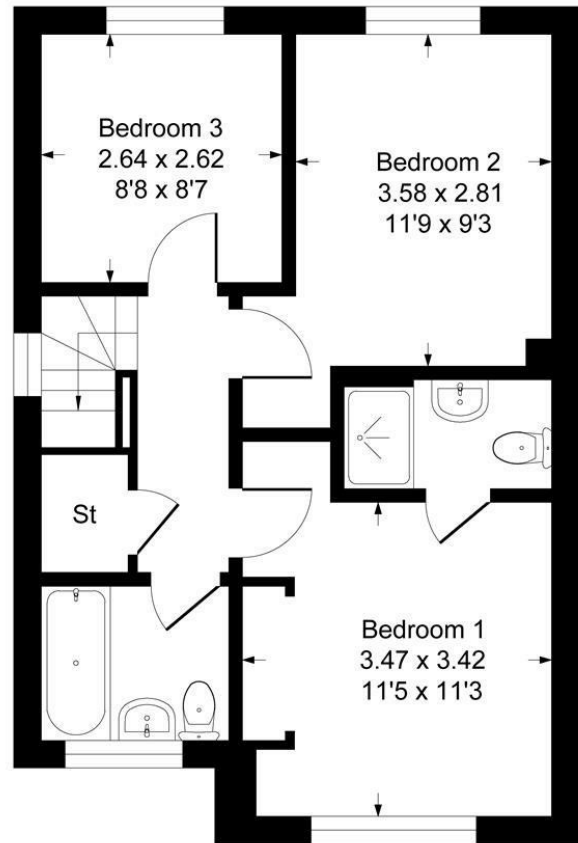


## 8 Foxon Corner

Approximate Gross Internal Area = 90.0 sq m / 969 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purpose only, measurements approximate, and not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		