



Brooklands Drive, Leighton Buzzard

£320,000





# Brooklands Drive, Leighton Buzzard

SEMI DETACHED BUNGALOW | GARAGE & PARKING | 17FT LIVING ROOM | 20FT KITCHEN/DINER | NEWLY REPLACED BATHROOM | LARGE PRIVATE REAR GARDEN

M & M Properties are pleased to offer this TWO BEDROOM SEMI DETACHED BUNGALOW, situated along a popular road on the 'Brooklands' estate in Leighton Buzzard. The property has spacious room to include a 20FT KITCHEN/DINER AND A 17FT LIVING ROOM, aswell as a LARGE PRIVATE REAR GARDEN.



### Location

Brooklands Drive is a through road situated on the edge of the Leighton Buzzard town centre on the popular 'Brooklands' development, easily walkable in a few minutes aswell as being in very close proximity to a Co-op and a fish and chips take away. The location is ideally suited for families as good schools for all ages are within the vicinity to include Clipstone Brook and Beaudesert lower schools, Gilbert Inglefield and Vandyke Upper School as middle and upper schools. Within the town centre itself there are wide range of amenities to include shops, restaurants, supermarkets, local butchers aswell as a twice-weekly vibrant charters market.

### Accommodation

The property is set over a single floor with spacious accommodation throughout to include a porch, an entrance hallway, a 20Ft Kitchen/Diner, 17Ft Living Room, two good sized bedrooms and a newly replaced shower room. There is also a loft access which has plenty of space and opportunity to convert subject to planning consents.

### Exterior & Gardens

The property rests on a generous sized

plot. The front is a private garden area enclosed by a brick wall and tall hedges, laid to lawn and shingle to provide off road parking. Side access is shared with the neighbours to enable access into the garage, the rear garden and into the property through the kitchen area. The rear garden is particularly impressive sized which is private and enclosed by a mix of timer fencing and tall hedges. The garden is mainly laid to lawn with a range of plants, shrubs, flowers and trees creating a mature environment for growing. There is space for a shed and outdoor storage buildings.

### Parking

There is parking to the front of the property for one vehicle and in the Garage, aswell as roadside parking for visitors.

### Tenure

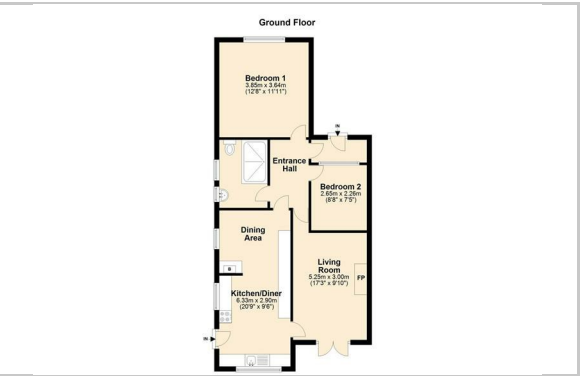
We as agents can confirm this property is Freehold.

### Council Tax Band

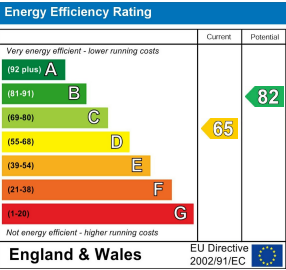
# Area Map



# Floor Plan



# Energy Efficiency Graph



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.  
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.