



**Connells**

Clarence Road  
LEIGHTON BUZZARD



## Property Description

Perfectly positioned within walking distance of schools for all ages, this well-maintained three-bedroom semi-detached home offers an ideal setting for families seeking comfort, convenience, and modern living.

To the front of the property, a generous driveway provides parking for 4–5 vehicles, making it perfect for busy households or those who regularly host visitors.

Inside.

The home features a bright and airy open-plan lounge diner, creating a welcoming space for relaxation and family time. The kitchen was stylishly re-fitted in August of last year, offering a fresh, contemporary finish with modern units and fittings. The family bathroom was also re-fitted just three years ago, adding to the home's move-in-ready appeal.

To the rear, the southerly facing garden enjoys excellent sunlight throughout the day—ideal for outdoor dining, children's play, or simply unwinding in a private, sun-soaked space.

## Entrance Hall

Under stairs cupboard. Radiator.

## Cloakroom

Double glazed window. WC. Wash hand basin.

## Lounge

Sliding patio doors. Working fireplace.

## Dining Room

Double glazed window. Radiator.

## Kitchen

Double glazed window. Fitted kitchen with wall and base units. Integrated washing machine. Integrated fridge freezer. Radiator. Integrated microwave. Integrated oven. Integrated hob.

## Landing

Double glazed window. Loft access. Carpeted flooring.

## Bedroom One

Double glazed window. Radiator. Carpeted flooring.

## Bedroom Two

Double glazed window. Built in wardrobe. Radiator.

## Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. Bath with shower over. Wash hand basin in vanity unit. Radiator.

## Front Garden

Driveway.

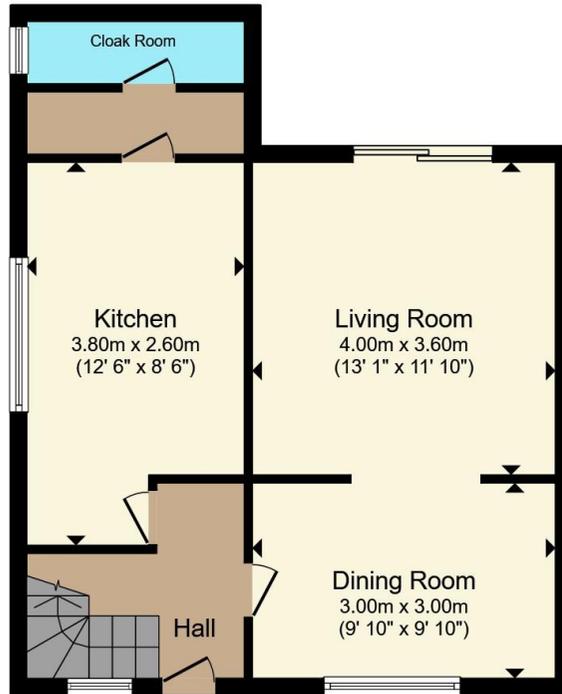
## Rear Garden

Mainly laid to lawn. Shingle area. Southerly facing. Side access.

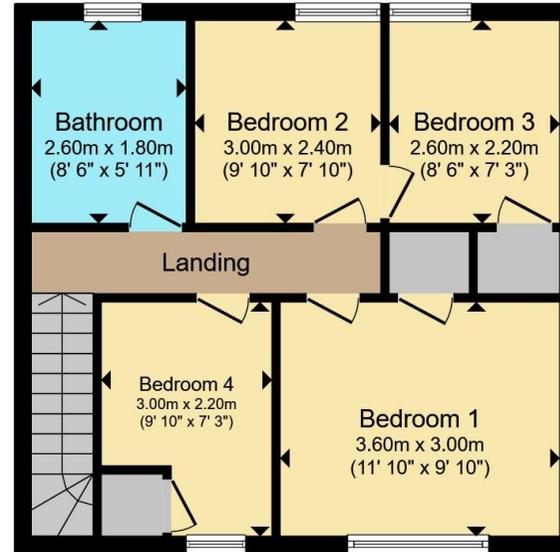








**Ground Floor**



**First Floor**

Total floor area 94.8 m<sup>2</sup> (1,020 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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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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