



**Connells**

Capshill Avenue  
Leighton Buzzard



## Property Description

Offered to the market chain free, this generous and versatile detached property which provides superb family accommodation throughout, featuring four well-proportioned bedrooms and a convenient ground-floor wet room.

The ground floor boasts four flexible reception rooms, perfect for a home office, playroom, dining room or additional living space. The large kitchen/diner forms the heart of the home and is complemented by a separate utility room.

Outside, the property benefits from a private rear garden and a powered garden room, ideal for use as a gym, hobby space or home office. A spacious driveway offers ample off-road parking and leads to a large garage with an electric shutter door.

Situated in a desirable location, the home offers excellent access to local amenities,

schools, and transport links — perfect for families and commuters alike.

## Entrance Hall

UPVC front door. Radiator. Tiled flooring.

## Wet Room

Wash hand basin. WC. Shower cubicle.

## Lounge

Double glazed window. Feature gas fire place. Radiator. Laminate flooring.

## Dining Room

Double glazed window. Under stairs cupboard. Radiator. Tiled flooring.

## Kitchen

Skylight window. Fitted kitchen with wall and base units. 1.5 bowl stainless steel sink and drainer. Large gas cooker. Radiator. Tiled flooring.

## Utility Room

Wall and base units. Plumbing for dishwasher. Plumbing for washing machine. Stainless steel sink and drainer. Laminate flooring.

## Lean To

Double glazed windows. Space for fridge freezer. Door to garden.

## Landing

Loft access. Airing cupboard. Carpeted flooring.

## Bedroom One

Double glazed window. Radiator. Fitted wardrobe. Carpeted flooring.

## Bedroom Two

Double glazed window. Fitted wardrobe. Radiator. Carpeted flooring.

## Bedroom Three

Double glazed window. Radiator. Fitted wardrobe. Carpeted flooring.

## Bedroom Four

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. WC. Wash hand basin. Bidet. Bath with hand held shower. Half tiled walls. Laminate flooring.

## Outside

### Front Garden

Black paved driveway with access to garage. Laid to lawn. Mature bushes and shrubs. Side gate to rear garden.

### Rear Garden

Paved patio. Large outdoor eating area. Shed. Side access. Laid to lawn with pathway. Wooden panelled fencing to borders. Wooden built outbuilding with grapevines.

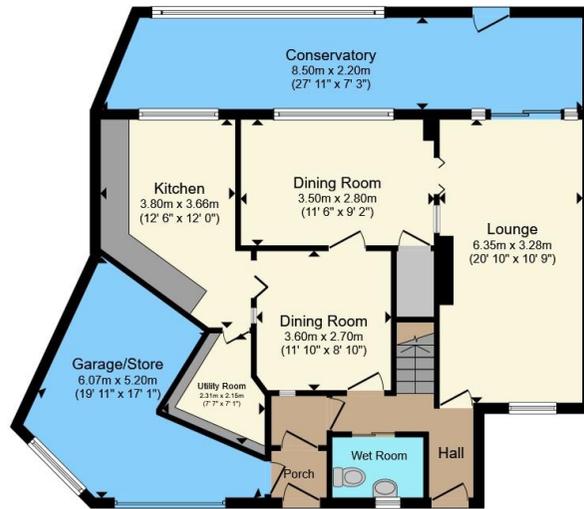
## Garage

Electric rollerdoor.





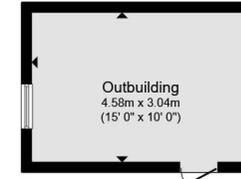




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 163.7 m<sup>2</sup> (1,762 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)



To view this property please contact Connells on

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/LBC311562](http://connells.co.uk/Property/LBC311562)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LBC311562 - 0005