



**Connells**

Wheatfield Close  
LEIGHTON BUZZARD



## Property Description

A spacious and well-arranged three-bedroom mid-terraced town house, offering versatile accommodation across three floors.

The property features a bright lounge, modern kitchen, and three generous bedrooms, providing excellent space for families or those needing a home office.

Externally, the home benefits from a private rear garden, ideal for relaxing or entertaining, along with off-street parking to the front.

A garage offers additional secure parking or valuable storage.

Perfect for buyers seeking a practical home with great living space and convenient parking.

## Entrance Hall

UPVC front door. 2 Radiators. Laminate flooring.

## Cloakroom

Double glazed window. Wash hand basin. WC. Radiator. Shower cubicle. Partly tiled walls. Vinyl flooring.

## Kitchen

Double glazed window. Fitted kitchen with wall and base units. 2 radiators. Breakfast bar. Integrated oven. Integrated microwave, 1.5 bowl sink and drainer. Induction hob. Plumbing for dishwasher. Space for fridge freezer. Laminate flooring.

## First Floor Landing

Radiator. Storage. Carpeted flooring.

## Lounge

Double glazed window. 2 radiators. Carpeted flooring.

## Bedroom Three

Double glazed window, Radiator. Carpeted flooring.

## Bathroom

Double glazed window. Wash hand basin in vanity unit. WC. Bath with shower over. Shaver point. Radiator. Vinyl flooring.

## Second Floor Landing

Storage. Carpeted flooring.

## Bedroom One

Double glazed window. Radiator. Storage. Carpeted flooring.

## Bedroom Two

Double glazed window. Storage. radiator. Carpeted flooring.

## Outside

### Front Garden

Block paved driveway with access to garage. Pathway to front door.

### Rear Garden

Artificial Grass. Shed. Mature shrubs and bushes. Rear access. Brick wall and wooden fencing to borders.

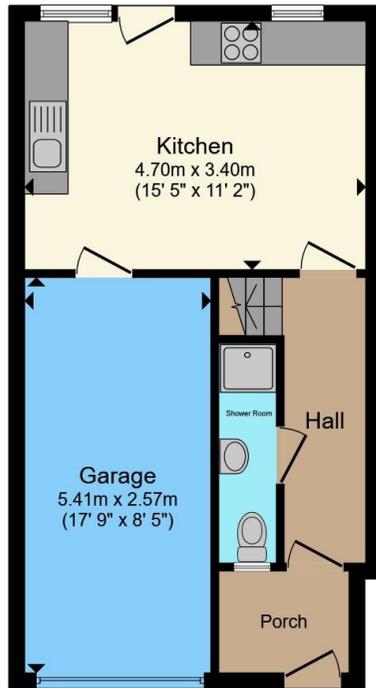
### Garage

Up & over door. Plumbing for washing machine.

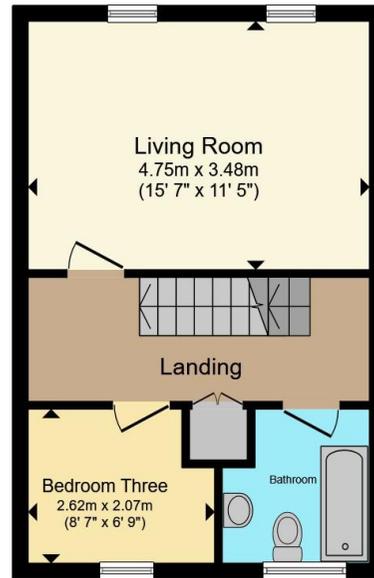




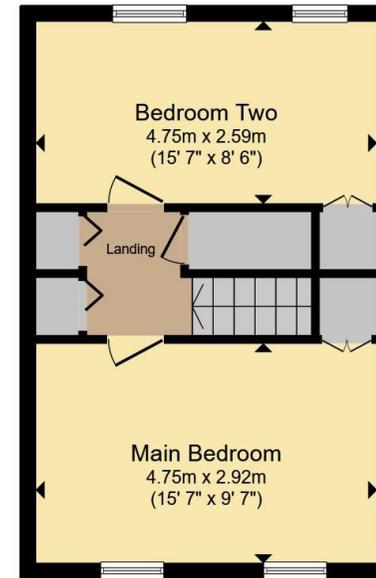




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 111.2 m<sup>2</sup> (1,197 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: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LBC311574](http://connells.co.uk/Property/LBC311574)**



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: LBC311574 - 0002