



Connells

Capshill Avenue
Leighton Buzzard

Capshill Avenue Leighton Buzzard LU7 3PR

for sale
£450,000



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.

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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.

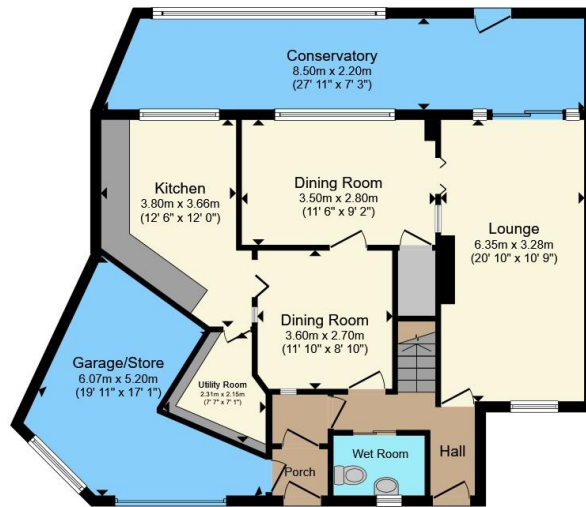
Garage

Electric rollerdoor.





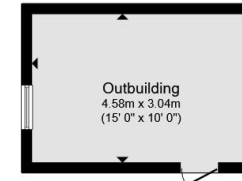




Ground Floor



First Floor



Outbuilding

Total floor area 163.7 m² (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

Connells

To view this property please contact Connells on

T 01525 372 588
E 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



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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.

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