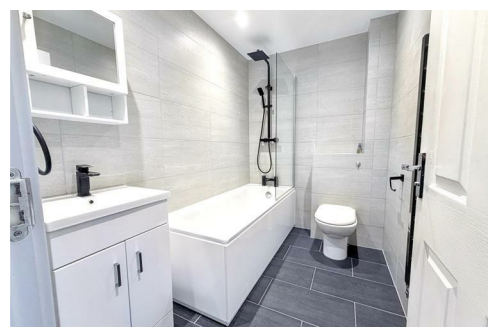




**Wellington Way
Leighton Buzzard, LU7 3BY
Offers in excess of £415,000**

Welcome to this modern four-bedroom townhouse located on Wellington Way in the charming town of Leighton Buzzard. This delightful property offers a perfect blend of contemporary living and comfort, making it an ideal choice for families or professionals seeking a spacious home.

As you enter, you will appreciate the well-designed layout that maximises space and light. The first-floor lounge is a standout feature, complete with a lovely Juliet balcony that invites natural light and provides a pleasant view of the surroundings. This inviting space is perfect for relaxation or for entertaining guests.

The property boasts four generously sized bedrooms, including a master suite with an en-suite shower room, ensuring privacy and convenience for the occupants.

Each room is designed with comfort in mind, providing ample space for personalisation.

The enclosed garden offers a private outdoor retreat, ideal for enjoying sunny days or hosting barbecues with family and friends. Additionally, the integral garage provides secure parking and extra storage, adding to the practicality of this home.

With gas central heating and double glazing throughout, you can enjoy warmth and energy efficiency all year round. The property is offered with vacant possession, allowing for a smooth transition into your new home.

Located in a desirable area, this townhouse is close to local amenities, schools, and transport links, making it a convenient choice for everyday living. Don't miss the opportunity to view this exceptional property; keys are available in the office for your convenience.

Entrance

Entrance Hall

WC

Kitchen/Diner

14'6" x 12'4" (4.42m x 3.77m)



First Floor Landing

Lounge

14'7" x 13'1" (4.45m x 4.01m)



Bathroom



Bedroom 2

7'10" x 9'11" (2.40m x 3.03m)



Second Floor Landing

Main Bedroom

8'2" x 13'7" (2.49m x 4.15m)



En-suite Shower



Bedroom 3
8'1" x 13'1" (2.47m x 4.01m)



Bedroom 4
6'2" x 9'9" (1.88m x 2.98m)

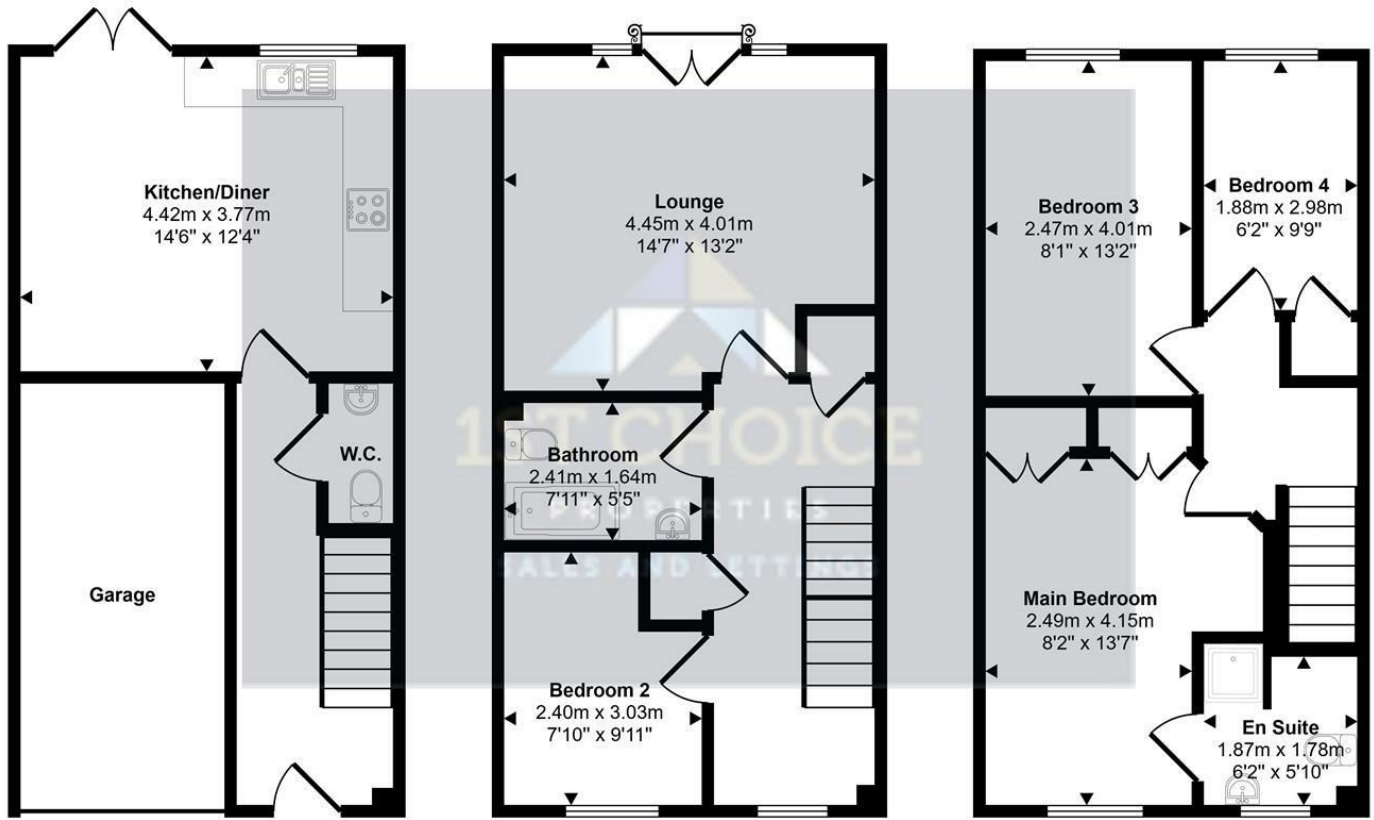


Garden

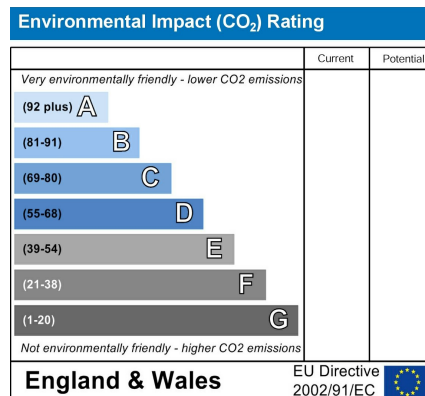
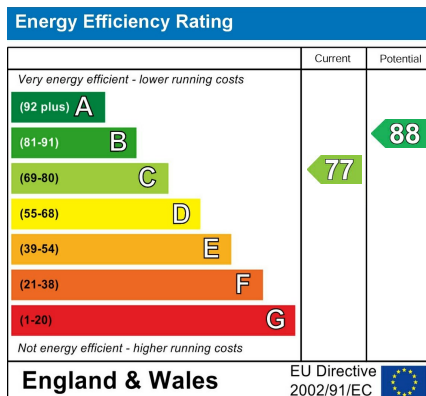


Garage

Approx Gross Internal Area
120 sq m / 1296 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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