



Almond Road | | Leighton Buzzard | LU7 3UW

Offers In Excess Of £425,000

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Beautifully presented throughout, this spacious three/four bedroom detached family home offers versatile accommodation including a bright living room, modern open-plan kitchen/diner, stunning conservatory, study, utility room and ground floor cloakroom. Outside, the property benefits from driveway parking, a covered car port and a generous private rear garden. Ideally located close to excellent schools, local amenities, parks, Leighton Buzzard town centre and the mainline station with fast links to London Euston.

- Attractive detached family home with driveway parking and covered car port.
- Modern open-plan kitchen/diner with ample dining space and contemporary finishes.
- Practical utility room with access to both the car port and rear garden.
- Contemporary family bathroom and ground floor cloakroom.
- Spacious living room with large windows providing excellent natural light.
- Stunning conservatory with vaulted glass roof and access to the garden. Perfect dining room, play room or garden room.
- Three well-proportioned bedrooms.
- Versatile study/home office offering additional living or workspace. Potential for a ground floor bedroom if required.

## Welcome to Almond Road

Situated in a sought-after location, this family home enjoys a prominent position with a block-paved driveway providing off-road parking and access to the car port.

## Entrance Porch

The property is entered via an enclosed porch, providing a welcoming entrance and useful space for coats and shoes. A further door leads through to the main accommodation, helping to create separation from the living areas.

## Downstairs Cloakroom

A convenient downstairs cloakroom is located just off the entrance porch, fitted with a low-level WC and wash hand basin.

## Sitting Room

16'7" x 12'4" (5.08 x 3.77)

The living room is bright and spacious, featuring a large front-facing bay window that floods the space with natural light. There is a generous seating area with ample room for entertaining and relaxing.





### Kitchen/Dining Room

16'8" x 10'11" (5.1 x 3.35)

The open-plan kitchen/diner is finished with sleek high-gloss units, contrasting work surfaces and contemporary tiled flooring. With ample space for kitchen appliances. The space offers ample room for family dining, while a large window and a glazed door, which leads to the conservatory, provide an abundance of natural light. There is seamless access through to the impressive conservatory and rear garden.

### Conservatory

12'7" x 9'9" (3.85 x 2.98)

The impressive conservatory features a striking vaulted glass roof and full-height windows that flood the space with natural light, while offering attractive views over the rear garden. Providing an ideal additional reception or dining area, the room enjoys a bright atmosphere with direct access to the patio.

### Carport

8'11" x 8'0" (2.73 x 2.44)

The property benefits from a useful covered car port, providing sheltered parking and additional storage options. Conveniently, the car port can be accessed directly from the utility room as well as from the front driveway, offering excellent practicality and ease of access.

### Utility

22'6" x 7'8" (6.86 x 2.35)

The utility room provides an additional practical space, offering ample room for laundry appliances, storage and household essentials. Extending along the side of the property, it benefits from access to the kitchen, study, rear garden, as well as direct access to the covered car port.

### Study

15'10" x 7'4" (4.83 x 2.25)

The versatile study offers excellent flexibility to suit a variety of needs, whether as a home office, playroom, hobby room or guest accommodation/bedroom four. Enjoying views and direct access to the rear garden through a glazed door, the room benefits from plenty of natural light and provides valuable additional living space.

### Garden

A generous and private rear garden is mainly laid to lawn, with paved patio areas, providing ideal spaces for outdoor dining and entertaining. Enclosed by fencing and bordered with mature trees and planting, the garden offers a balance of open space and privacy, while benefiting from excellent sunlight throughout the day.

### Bedroom One

12'6" x 9'0" (3.83 x 2.75)

Bedroom One is a well-proportioned principal bedroom offering a comfortable retreat, featuring a large window allowing plenty of natural light and ample space for wardrobes.

### Bedroom Two

11'0" x 9'0" (3.37 x 2.76)

Bedroom Two is another double bedroom featuring a large window providing plenty of natural light and ample space for wardrobes and study furniture.

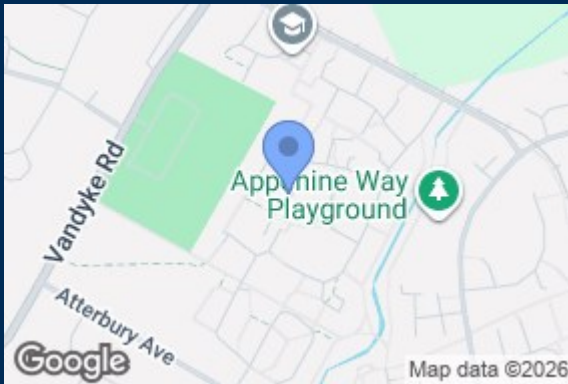
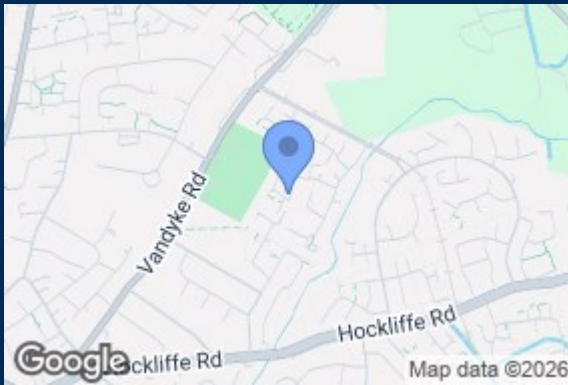
### Bedroom Three

9'3" x 7'5" (2.82 x 2.28)

Bedroom Three is a well-presented bedroom enjoying plenty of natural light. There's ample space for freestanding furniture.

### Family Bathroom

The stylish contemporary bathroom is fitted with a modern white suite comprising a panelled bath with shower over, sleek wash hand basin and contemporary tiling throughout. A frosted window provides natural light and ventilation.



Approximate Gross Internal Area  
 Ground Floor = 80.5 sq m / 866 sq ft  
 First Floor = 36.9 sq m / 397 sq ft  
 Total = 117.4 sq m / 1,263 sq ft (Excluding Carport)



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 66	 79	 C	 C
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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