



4 Mill Road

Leighton Buzzard, Bedfordshire, LU7 1AU

£1,325 PCM



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WATSONS

LETTING SINCE 1961

## 4 Mill Road, Leighton Buzzard, Bedfordshire, LU7 1AU

Watsons are delighted to offer for let this two / three bedroom terraced house conveniently situated within a short walk of the Town Centre. The accommodation comprises: Entrance hallway, wc / cloakroom, bedroom three / study, utility room with washing machine, stairs to first floor, lounge with laminate flooring, kitchen with appliances, stairs to top floor, two bedrooms and bathroom with a shower over the bath. Enclosed rear garden, single integral garage, and driveway parking for two cars. The property is offered Unfurnished, and is available early May.

\*\*\*FILE PHOTOGRAPHS USED FOR MARKETING\*\*\*



**Entrance Hallway:**

14'11(max into wardrobe) x 8'7

**WC/ Cloakroom:**

(4.55m(max into wardrobe) x 2.62m)

**Bedroom Three:**

8'8 x 7'11 (2.64m x 2.41m)

**Utility Room:**

6'4 x 5'7 (1.93m x 1.70m )

**Garage:**

17'4 x 8'0 (5.28m x 2.44m)

**Stairs to First Floor:**

**Lounge/ Diner:**

20'4(max) x 8'11  
(6.20m(max) x 2.72m)

**Kitchen: 14'9 x 8'11**

**Stairs to Top Floor:**

**Bedroom One:**



Measurements and floor plans are approximate and for guidance only. Any prospective Tenant should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property.

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