



Weston Avenue

Leighton Buzzard, LU7 4QY

Guide Price £475,000



QUARTERS

YOUR NEXT MOVE

## Weston Avenue

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Offered for sale is this extended four bedroom semi-detached family home, located in this popular residential setting, within walking distance of sought after schooling, local shops and amenities and the picturesque Pages Park. The property provides spacious and versatile accommodation comprising: Porch, entrance hallway, lounge, refitted kitchen/dining room, garden room, utility room, cloakroom/WC, three first floor bedrooms, family bathroom and on the second floor an open landing and double bedroom with ensuite shower room. Additional benefits include double glazing, gas central heating, generous south-westerly facing rear garden and driveway parking. Viewing is highly recommended.

### Location:

Weston Avenue remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

Enter via a UPVC front door into a storm porch this well-presented family home. The entrance hallway provides access to the principal ground floor accommodation. The lounge features an attractive fireplace as a focal point with French doors leading through to the garden room, a versatile space complete with underfloor heating and bifold doors opening to two aspects of the garden, creating a wonderful indoor-outdoor living experience. The kitchen/diner offers excellent family space with room for a generous dining table. The kitchen is fitted with integrated appliances including dishwasher, full-length fridge, hob and oven. Patio doors from the dining area provide additional garden access.

A separate utility room, accessed from the kitchen, provides space for white goods and features a side door to the garden. Completing the ground floor accommodation is a downstairs WC with low-level WC and wash hand basin, plus useful under-stairs storage.





#### First Floor:

The landing provides access to three bedrooms and the family bathroom, with stairs continuing to the loft extension. The main bedroom is a generous double facing the rear aspect with ample space for bedroom furniture. An ensuite shower room features a modern three-piece suite including walk-in shower, vanity wash hand basin with built-in storage, and low-level WC. A further rear-facing double bedroom features a built-in storage cupboard and overlooks the garden with ample space for a range of bedroom furniture. A further bedroom to the front aspect offers good proportions, suitable as a children's bedroom or guest room. The family bathroom is fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin and oval-shaped bath, with tiling to water-sensitive areas.

#### Second Floor:

The thoughtfully designed loft conversion adds significant living space. Stairs lead to a spacious open landing area currently utilized as office space. A light and airy double bedroom with dual aspect windows, makes an ideal master bedroom or additional guest bedroom. An added benefit is a fitted ensuite which features a three-piece suite with shower, vanity wash hand basin and low-level WC.

#### Outside:

A block paved driveway provides ample parking for three cars ideal for a growing family and a side gate provides access to the rear garden. The low-maintenance rear garden is predominantly laid to lawn with attractive borders and a patio area ideal for entertaining.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1721 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)