



Roundel Drive

Leighton Buzzard, LU7 4YL

Price £300,000



QUARTERS  
YOUR NEXT MOVE

## Roundel Drive

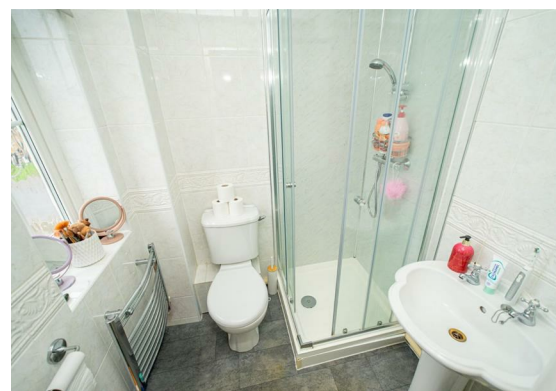
Leighton Buzzard, LU7 4YL

We are delighted to offer for sale with no upper chain this two bedroom home located in the much sought after area of Billington Park and just a short walk from Astral Park. The property provides generous accommodation comprising; Entrance hallway, lounge, kitchen/dining room, two bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, landscaped rear garden and parking. Viewing is highly recommended.

### Location:

Roundel Drive is situated in the heart of the ever popular Billington Park development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its good position in the road and close proximity to nearby Astral Park and Astral Lake. It 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 Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





### Ground Floor:

The entrance hall provides stairs to the first floor and a door to the lounge. The lounge is a bright and spacious room, and can comfortably fit a range of living room furniture. Across the back of the property is a generous kitchen/dining room which enjoys views of the rear garden via double glazed doors. The kitchen is fitted with a range of wall and base level units and spaces for appliances. There is an additional good sized built in storage cupboard under the stairs.

### First Floor:

The landing has loft access and doors to the bedrooms and bathroom. To the front is the master bedroom, which includes a built in wardrobe, and there is a door to the en-suite shower room which is fitted with a three piece suite comprising of a low level WC, wash hand basin and shower cubicle. Bedroom Two is situated to the rear and also includes built in wardrobes. The bathroom is fitted with a three piece suite comprising of a low level WC, wash hand basin and panel bath with shower over.

### Outside:

To the front of the property is a path leading to the front door with a garden area that is mostly laid to lawn. The landscaped rear garden features a paved patio area and generous lawn enclosed by panel fencing. There is a timber shed tucked into one corner.



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: 673 ft<sup>2</sup>

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)