

Brooklands Drive

Leighton Buzzard, LU7 3PE

Price £350,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain, this three bedroom semi-detached family home in the highly sought after Brooklands area, with popular schooling, local shops and amenities within walking distance. The property is presented to the market in need of some modernisation, and is situated on a generous corner plot, offering excellent potential to extend (STPP). Accommodation comprises: Entrance hallway, lounge/dining room, kitchen, utility room, three bedrooms, downstairs bathroom and separate W/C . Additional benefits include gas central heating, generous gardens, garage and gated driveway parking. Viewing is highly recommended to appreciate the potential has to offer.

Location:

Brooklands Drive is situated on the highly sought after Brooklands area and remains an exceptionally popular location for families looking for sought after schooling, good transport links, local parks and shops, whilst remaining walking distance of the historic Market Town Centre. The town centre provides a range of shops, restaurants and bars, as well as the regular market. 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 at 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:

The property is entered via a welcoming entrance hall, there are doors to all ground floor rooms and the first floor via the stairs. The spacious lounge/diner that provides an excellent space for both everyday family living and entertaining. You can enjoy views of the pretty front gardens from lounge/diner and the space is versatile to accommodate a range of furniture to suit all needs. The well-appointed kitchen offers a range of fitted units with ample worktop space and enjoys access to the rear of the property. There is a handy breakfast bar for a quick bite to eat with a door which leads to the utility room. You can access the rear garden from the utility room and a range of white goods can easily be arranged. Completing the ground floor is a modern family bathroom and the added convenience of a separate WC.

























First Floor:
The landing provides access to all first floor well-proportioned bedrooms, they are all presented with plenty of natural light and providing flexible accommodation to suit a variety of lifestyles. The master bedroom is to the rear and has a range of fitted wardrobes which provide excellent storage. A further double bedroom is to the front and has a bright and airy feel. A further single bedroom completes the upstairs and would make an idea study if required.

Outside:
To the front, the property is approached via a neatly maintained frontage with a pathway leading to the front door, there is a gate which leads to the rear garden. The enclosed generous rear garden offers a private outdoor space, predominantly laid to lawn with a patio seating area, providing the perfect environment for al fresco dining, entertaining or simply relaxing. Through the shrubbery to the rear is the driveway and garage which provides secure off-road parking and leads to a detached garage, offering excellent storage or additional parking. Gated side access further enhances the practicality of this well-appointed family home.

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: 1176 ft²

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.

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