



Crossway

Leighton Buzzard, LU7 3ND

Price £325,000



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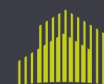
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QUARTERS

YOUR NEXT MOVE

Crossway

Leighton Buzzard, LU7 3ND

**** VIEWINGS TO START SATURDAY 2ND AUGUST****

We are delighted to offer for sale with no upper chain this two bedroom semi detached family home located in this highly sought after area and just a short walk from local shops and amenities. The property is in need of modernisation, there is further potential to extend (STNP) with current accommodation comprising: Entrance hallway, lounge, dining area, kitchen/breakfast room, shower room and two double bedrooms. Additional benefits include gas heating, generous mature gardens and detached garage with driveway parking for multiple cars. Viewing is highly recommended to appreciate the potential this property has to offer.

Location:

The Brooklands area of Leighton Buzzard has remained popular since it's inception, providing generous family homes in a mature residential setting. The properties here benefit from numerous popular local schools within walking distance, as well as local shops and amenities. Furthermore the area remains within walking distance of the Market Town Centre, and Mainline Train Station, with trains to London Euston in as little as 30 minutes. The town also boasts excellent transport links by road, with the nearby A5 providing access to the nearby towns of Milton Keynes and Aylesbury, and Junction 11A of the M1 providing a route to London and beyond. 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:

Entering via a welcoming hall, the ground floor offers access to the lounge, dining room, shower room and first floor via the stairs. A well-proportioned lounge to the front and rear with windows that floods the space with natural light. There is ample space for a range of furniture. There is separate dining area leading through to a fitted kitchen which overlooks the rear garden. The dining room has understairs storage which provides excellent storage solutions. The generous kitchen has a range of wall and base line units, with dual aspect windows allowing for an abundance of light to flow through. A door leads to the conservatory, which has power and light. A thoughtfully placed wet room, comprises of a shower, low level WC and wash hand basin provides useful downstairs convenience.

First Floor:

The landing provides access to two well-proportioned double bedrooms, both offering excellent natural light and space for freestanding furniture. The master bedroom has three good sized cupboards, one which houses the boiler. Loft access found off the bedroom and offers additional storage. A further double bedroom has a sink and a WC currently.

Outside:

The front of the property features a paved driveway providing off-road parking for multiple vehicles, leading to a detached garage to the rear. The private rear garden stretches approximately 100ft and comprises a paved patio area adjacent to the home, bordered by mature planting and lawn—offering a tranquil space for relaxation and outdoor 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: 836 ft² (excluding garage)

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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