



Miles Avenue

Leighton Buzzard, LU7 3LG

Guide Price £550,000



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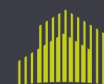
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QUARTERS

YOUR NEXT MOVE



# Miles Avenue

Leighton Buzzard, LU7 3LG

We are delighted to offer for sale with no upper chain this stunning four bedroom semi-detached family home located in this mature residential setting, which has been completely refurbished from the ground up to a high specification. The property is presented in superb order with flexible living accommodation comprising: Entrance hallway, two ground floor double bedrooms, open plan kitchen/ lounge/dining room, ground floor shower room, utility room, cloakroom/WC and two further first floor bedrooms each serviced by a refitted private ensuite. Additional benefits include double glazing, gas heating, generous landscaped garden, garage and driveway parking. Viewing is highly recommended.

## Location:

Miles Avenue remains an exceptionally popular location comprising mainly of generous family homes and bungalows. The property is within easy walking distance of sought after schooling for all ages, local shops and amenities, and the historic Market Town Centre, with its many shops, restaurants and other amenities. 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 Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

## Ground Floor:

Upon entering the property, you are welcomed by a spacious entrance hall, providing access to the two ground floor bedrooms, open plan living area and staircase to the first floor. The high standard of finish and attention to detail is immediately apparent, with quality tiled floor, recessed lighting, modern slimline radiators and fashionable solid internal doors just a few of the notable features that runs consistently throughout this stunning family home. The two well-proportioned ground floor double bedrooms sit each side of the hallway and face the front aspect, with panelled feature walls giving a premium finish. The rooms provide flexible accommodation options, as each could be used as additional reception rooms, if required. The open plan living space provides the stunning heart of the home, with a lounge area opening to the kitchen/dining room. Off the lounge is a ground floor shower room which has been refitted with a modern suite comprising of a low level WC, wash hand basin and walk-in shower cubicle. A built-in storage cupboard sits adjacent to the bathroom, with the open lounge area enjoying views of the garden via bi-folding doors. The kitchen/diner is a standout feature, refitted with a stylish range of wall and base units, including a central island with marble effect work surfaces and upstands. Integrated appliances include a dishwasher, fridge, freezer, induction hob with extractor over, and twin electric ovens. Skylight windows and ceiling spotlights enhance the natural light, while bi-fold doors open onto the rear garden. A utility room with cloakroom and garden access completes the ground floor accommodation.





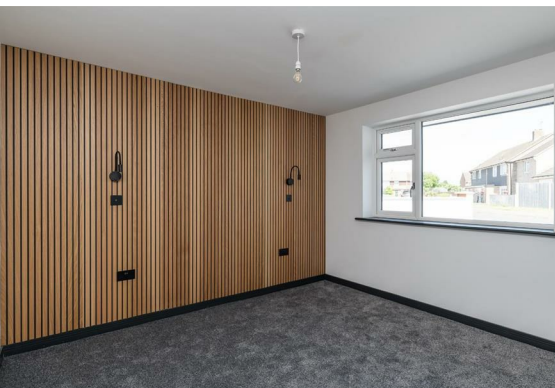


#### First Floor:

The first floor features two double bedrooms, each with a Juliet balcony overlooking the rear garden. The master bedroom boasts plenty of space for a wealth of furniture, and benefits from a desirable en-suite shower room with a discreet built-in airing cupboard to one corner. The second bedroom is also a good sized double room and also has use of a modern refitted shower room, with large Velux window introducing plenty of natural light.

#### Outside:

The property is set on a generous plot, with a block-paved driveway providing off-street parking for multiple vehicles and leading to a double length garage, which is accessed via an automatic garage door. The landscaped rear garden is enclosed by a combination of wall and panel fencing, featuring a generous paved patio area and a well-maintained lawn, and ideal setting for outdoor dining and relaxation.



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



Approximate Area: 1528 ft<sup>2</sup> ... 141.9 m<sup>2</sup> (excluding garage)

Approximate Area of Garage: 213 ft<sup>2</sup> ... 19.8 m<sup>2</sup>

**Total Approximate Area: 1741 ft<sup>2</sup> ... 161.7 m<sup>2</sup>**

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## 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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