



Stanbridge Road  
Leighton Buzzard, LU7 4QJ

Guide Price £475,000



# Stanbridge Road

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We are delighted to offer for sale this spacious and extended four bedroom semi-detached family home, situated on this ever popular road, within easy walking distance of local shops, amenities and sought after schooling. The property is presented to the market in excellent order, and offers generous accommodation comprising: Entrance hall, living room, dining room, stunning kitchen/diner, wet room, four bedrooms (master with ensuite on the top floor) and a family bathroom. Additional benefits include double glazing, gas heating, driveway parking for multiple cars and generous south facing rear garden. Viewing is highly recommended.

## Location:

Stanbridge Road 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:

The ground floor provides a welcoming and adaptable layout with plenty of space for coats and shoes. There are doors to the living room, kitchen and bedroom/study. To the left spacious living area which flows through to a well-appointed kitchen/dining/ family room, ideal for both everyday living and entertaining with an abundance of light flowing through from the skylights. A key feature of the home is the ground floor bedroom/study, complemented by a modern wet room, offering excellent accessibility or guest accommodation.





### First Floor:

On the first floor, there are two comfortable double bedrooms, both have built in wardrobes which is perfect for storage. They are served by a family bathroom, which is fitted with a modern suite including a panelled bath with shower over, double wash hand basin and WC, finished with contemporary tiling to water sensitive areas. Stairs rise from the landing to the second floor.

### Second Floor:

The second floor landing is dedicated to an impressive master suite, comprising a generous master bedroom with fitted wardrobes. There is an added benefit of a private en-suite, providing a peaceful retreat away from the rest of the home. There is a further generous cupboard off the landing which houses the boiler.

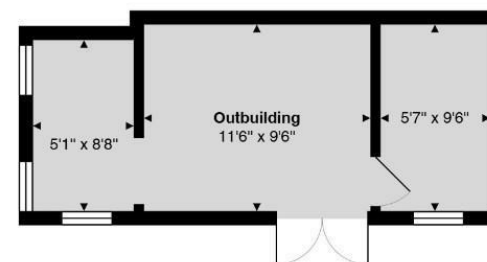
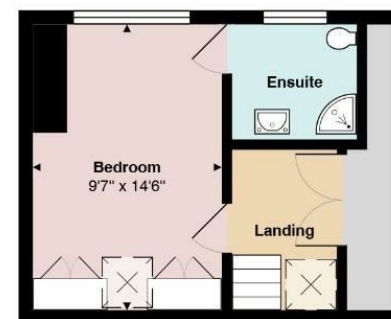
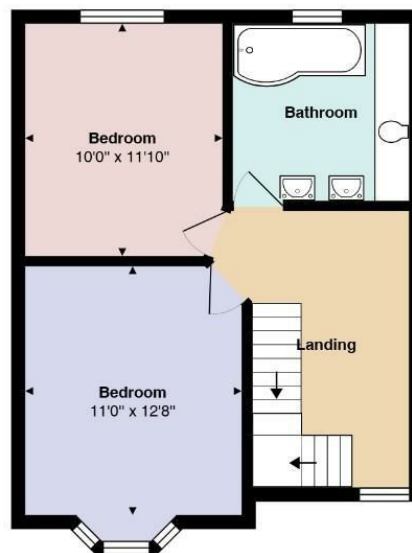
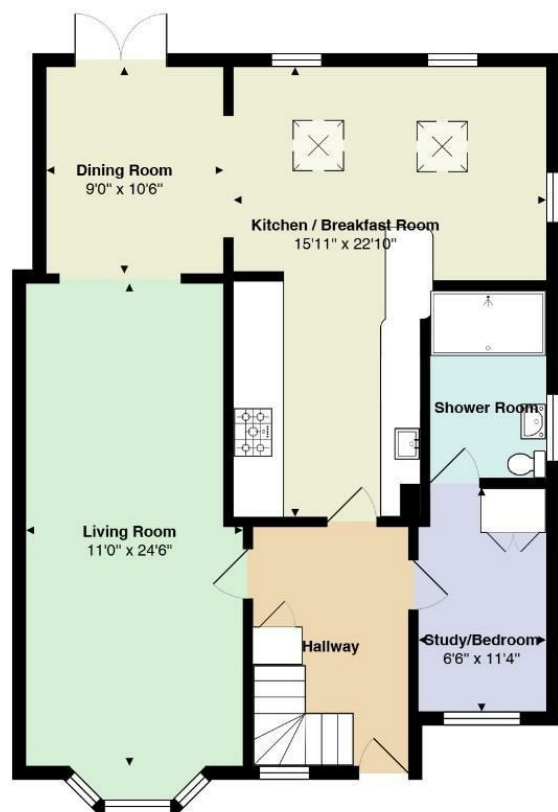
### Outside:

To the front, a driveway provides off-road parking for two/three vehicles. The rear garden enjoys a desirable southerly aspect, ensuring plenty of sunlight through the day, and is mainly laid to lawn with a patio seating area, power points, side access and an outbuilding, all framed by established shrubs and trees to create a private and enjoyable outdoor space. The outbuilding is a perfect work from home space with the added benefit of a side conservatory area. A shed to the rear provides generous storage for garden equipment.



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: 1666 ft<sup>2</sup> (excluding outbuilding)

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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