



Theedway

Leighton Buzzard, LU7 9RP

Price £450,000



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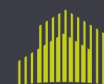
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QUARTERS

YOUR NEXT MOVE

Theedway

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We are delighted to offer for sale this modern four bedroom detached family home, located in this popular setting within walking distance to a range of parks and local amenities, including Astral Park & Astral Lake. The property is presented to the market in excellent order throughout, with accommodation comprising: Kitchen/diner, utility room, WC/Cloakroom, lounge, three generous bedrooms on the first floor, one with an ensuite and a bright and airy master bedroom with en-suite shower room and a family bathroom. Additional benefits include gas central heating, double glazing, private landscaped rear garden, garage and driveway parking for multiple cars. Viewing is highly recommended.

Location:

The property lies in the heart of the thoughtfully planned residential Roman Gate development. This location enjoys a close proximity to multiple local shops, green spaces and play areas, and is within catchment of sought after schooling. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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. Leighton Buzzard train station also provides direct trains to London Euston in as little as 30 minutes.

Ground Floor:

Enter via the front door into the bright and airy hallway, which provides access to the lounge, cloakroom/WC and lounge/diner. There are stairs providing access to the first floor and further doors to a roomy cupboard. The stunning kitchen/diner is a generous size with patio doors providing rear access. The kitchen has a range of wall and base line units with built in white goods, with space for a dining room table and chairs. A door provides access to the utility room, a range of white goods can easily be arranged and the space provides excellent storage. A further door leads to the rear. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. The lounge is to the front and due to its generous size, a variety of furniture can easily be arranged.





First Floor:

The spacious landing provides access to the three bedrooms and a family bathroom with further stairs providing access to the second floor. There is a double glazed window on the landing which allows an abundance of light through. A generous bedroom sits to the front, its light and airy due to the good sized window. A door leads to the ensuite shower room which comprises of a low level WC, vanity hand wash basin and shower. There is a two further good sized bedrooms, one a double and one a generous single or study. The family bathroom completes this floor which comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

Second Floor:

The landing provides access to the master bedroom. The bright and airy master bedroom is to the rear and has a fitted wardrobes which provides great storage. A further door provides access to the ensuite. The ensuite comprises of a low level WC, vanity hand wash basin and shower. aspect windows with a fitted .

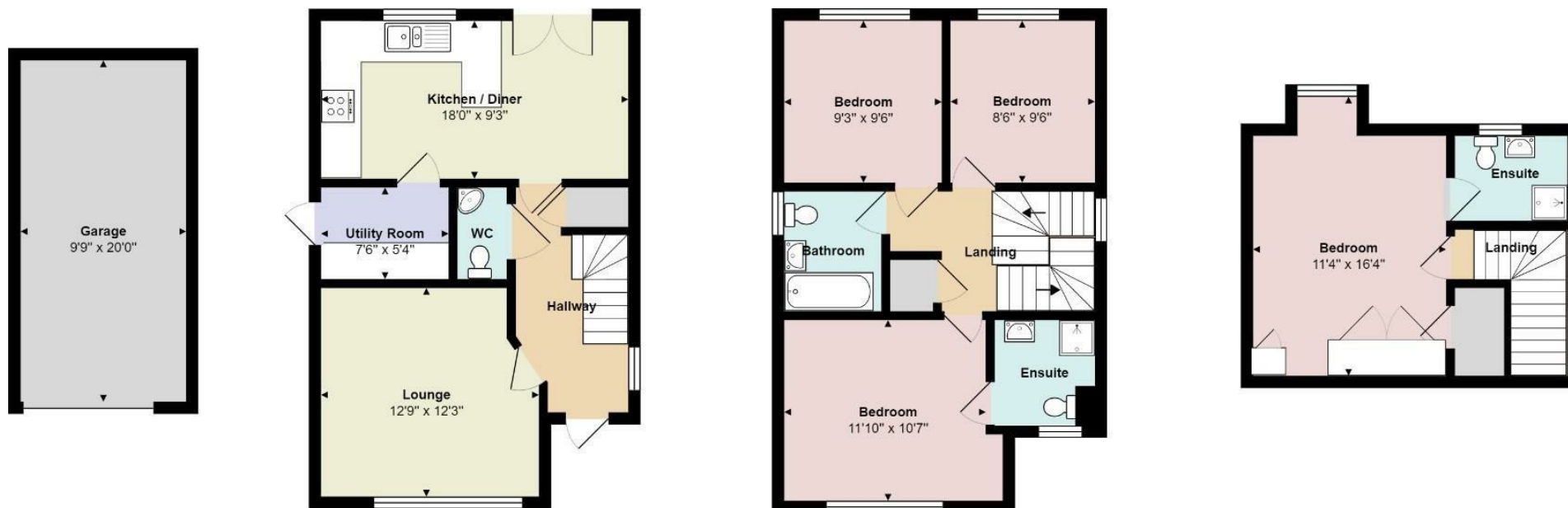
Outside:

To the front of property is a paved driveway for multiple cars. To the rear is the garage door and a side gate provides access to the rear garden. The remainder is mostly laid to lawn with a paved path to the front door. The pretty rear garden has a paved patio area, which spans the width of the property. Its a perfect size for summer entertaining. The remainder is mostly laid to lawn.



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: 1427 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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