



Clarence Road

Leighton Buzzard, LU7 3EJ

Offers In Excess Of £425,000



QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this beautiful extended three double bedroom period home located just off the highly sought after Heath Road, and in walking distance of the town centre and a wealth of local amenities. The property is presented to the market in excellent order throughout, with accommodation comprising: Lounge, dining room, refitted kitchen, utility area, breakfast room, cloakroom/WC, three double bedrooms and a large refitted bathroom. Additional benefits include an outbuilding providing a studio and store, gas heating, parking for two cars and a beautifully landscaped rear garden. Viewing is highly recommended.

Location:

This property is situated on Clarence Road, just off of the prestigious Heath Road, and within walking distance of the historic Market Town Centre. This property is ideally placed for local conveniences stores, restaurants and takeaways, and access to a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting. There are a variety of popular schools locally, and so this area is very popular with families of all ages. 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.

Ground Floor:

Enter into the lounge which features a wood burning stove with fitted storage either side, and a front facing bay window, plus there is space for a range of living room furniture. Wood flooring continues through an opening into the dining room, and between the two reception rooms is a built in storage cupboard. The dining room also features a wood burning stove, and there is ample space for a family sized dining table plus additional furniture. There are doors to a wood store area and stairwell, and the room is open through to the kitchen, which features a vaulted ceiling giving a feeling of spaciousness. The kitchen has been refitted with a range of shaker style wall and base level units. There is plenty of work surface and integrated appliances, plus a stable door to the side. Continuing through the kitchen is a utility area with butler sink plus space and plumbing for a washing machine and tumble dryer. A rear extension has created a stunning breakfast room which enjoys pleasant views out to the rear garden, and off the room is a cloakroom/WC.





First Floor:

The landing provides access to the three bedrooms and family bathroom. There are two double bedrooms facing the rear aspect and enjoying views over the garden, and a further double bedroom to the front. Each room is well proportioned and provides ample space for a range of furniture. The family bathroom is an excellent size, with plenty of floor space and a fashionable refitted suite comprising of a low level WC, wash hand basin, shower cubicle and roll top bath.

Outside:

The property is separated from the street with a wall enclosed garden area, and a path extends to the front door. A drive to the side leads through to two allocated parking spaces and the outbuilding, which is located behind the garden. The rear garden is exceptionally well presented, and provides the perfect spot to enjoy sunshine throughout the day, benefitting from the southerly aspect. There is a paved patio area off the back of the house, and a lawn extends through to a further patio which features a wooden gazebo. The garden is complimented by a wealth of mature shrubbery, and enclosed by panel fencing.

Outbuilding:

The outbuilding is supplied with power and lighting, with a store area opening into a generous studio. A roof lantern introduces plenty of natural light, and the room offers potential to use for a variety of purposes.



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: 1263 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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