



Turnham Drive

Leighton Buzzard, LU7 4RS

Guide Price £350,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this three bedroom terraced family home located in the popular residential development of sandhills and within walking distance of sought after schooling and lake. The property provides bright and airy accommodation comprising: Entrance hallway, downstairs cloakroom/WC, lounge/diner, kitchen/breakfast room, conservatory, three bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, low maintenance rear garden, air conditioning in all bedrooms/loft room. The loft room is currently used as a study. Viewing is highly recommended to appreciate the space.

Location:

The highly desirable location of Turnham Drive lies a short walk from the picturesque Astral Lake in the thoughtfully planned residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of sought after schooling, local shops and amenities. 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.

Ground Floor:

The front door leads into the bright hallway, which provides access to the open plan kitchen/breakfast room, the cloakroom/WC and the spacious lounge/diner, and there are stairs leading to the first floor. The kitchen/breakfast room provides an open sociable living space, with the fitted kitchen featuring a range of storage options, with spaces for white goods and ample work surface space. There is space for a range cooker and a cupboard which houses the gas boiler. The downstairs cloakroom has a two piece suite comprises of a low level WC and vanity hand wash basin. The lounge/diner enjoys plenty of light, with a window to the rear aspect which looks out onto the conservatory. The conservatory is currently used as a playroom has underfloor heating so can be versatile for use in all weathers.





First Floor:

The landing provides access to all three bedrooms and the family bathroom. The bright master bedroom has the advantage of two windows which allows plenty of light to beam through, and there is a three piece en-suite shower room. There is excellent wardrobe space and further room for bedroom furniture. The double sized second bedroom has a rear aspect view, there is space for further bedroom furniture. The bright and airy third bedroom to the rear aspect offers space for a single bed and various furnishings. The family bathroom is fitted with a three piece suite which comprises of a low level WC, vanity hand wash basin and panel bath with shower over.



Loft Rooms:

The loft is assessable via the master bedroom. The first room is used for storage and is fully boarded. The second room is currently used as a study with a window allowing an abundance of light to flow through. A further door leads to eaves storage

Outside:

There is a paved low maintenance front garden with a paved path to the front door, with an EV charger to the front. The rear garden is fully enclosed with fencing and side gated access to the parking. The rear garden has a paved patio area, to rear, ensuring sunlight can be found throughout much of the day. with the remaining laid mainly to artificial lawn and requiring little maintenance.



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: 1119 ft² (excluding storage, eaves storage)

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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