



Waterdell

Leighton Buzzard, LU7 3PJ

Offers In Excess Of £325,000



QUARTERS  
YOUR NEXT MOVE



# Waterdell

Leighton Buzzard, LU7 3PJ

We are delighted to offer for sale this extended two double bedroom semi-detached home, situated in this popular residential setting and presented to the market in excellent decorative order throughout. The property offers spacious living accommodation including an entrance hall, lounge, refitted kitchen/dining room, ground floor shower room and two generous double bedrooms to the first floor. Additional benefits include gas central heating, double glazing, landscaped rear garden, garage and driveway parking. Viewing is highly recommended to appreciate the space and presentation on offer.

## Location:

Waterdell is a well-established residential area in Leighton Buzzard, popular with families and commuters alike due to its convenient access to local amenities, schooling and transport links. Nearby shops and everyday conveniences are easily accessible, while the town centre offers a wider range of supermarkets, restaurants, cafés and leisure facilities. Leighton Buzzard mainline railway station provides regular direct services to London Euston in as little as 30 minutes, making the area particularly attractive for commuters. The town also benefits from excellent road links via the A5, A505 and M1, connecting easily to Milton Keynes, Aylesbury and beyond. The surrounding countryside, Grand Union Canal and nearby parks offer pleasant walking and outdoor leisure opportunities.

## Ground Floor:

The property is entered via a double glazed front door into the entrance hall, where wood effect flooring flows underfoot and stairs rise to the first floor. Doors lead to the principal ground floor rooms. The lounge is a bright and spacious reception room featuring a bay window to the front aspect which allows natural light to fill the room. There is ample space to accommodate a range of living room furniture, while a media wall provides an attractive focal point with a stunning living flame fire incorporated, together with shelving and display areas. The well proportioned refitted kitchen/dining room measuring approximately 19ft in length, is fitted with a modern range of wall and base level units with work surfaces over and includes integrated appliances such as an oven, hob and dishwasher, alongside spaces for further appliances including a fridge freezer and washing machine. The dining area comfortably accommodates a family sized dining table as well as a breakfast bar, and enjoys pleasant views of the rear garden via double glazed doors which open directly onto the outside seating area. Completing the ground floor is a refitted shower room, formerly the family bathroom, fitted with a modern suite comprising a low level WC, wall mounted wash hand basin and shower cubicle, finished with contemporary tiling.

## First Floor:

The first floor landing provides access to the two bedrooms. The master bedroom is a generous double room positioned to the front of the property and benefits from two windows which allow plenty of natural light. The room offers ample space for a double bed and additional bedroom furniture, and also features a useful built-in storage cupboard. Bedroom two is another well proportioned double room overlooking the rear garden, with space for wardrobes and further furniture. A built-in wardrobe provides additional storage.







#### Outside:

To the front of the property is a driveway providing off street parking for two vehicles and extending to the garage. A pathway leads to the front door and the frontage is enclosed by a low retaining wall. The rear garden has been thoughtfully landscaped to create an attractive and usable outdoor space. A decked seating area sits directly off the kitchen/dining room, ideal for outdoor dining and entertaining, with the remainder of the garden laid mainly to lawn and enclosed by panel fencing.

#### Garage:

The garage sits alongside the property and is currently utilised for storage, benefitting from power and lighting. A courtesy door provides access from the rear garden.



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: 936 ft<sup>2</sup>

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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