

Meadway

Leighton Buzzard, LU7 3UY

Price £335,000

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QUARTERS
YOUR NEXT MOVE

Meadway

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We are delighted to offer for sale this beautifully presented and extended two bedroom end of terrace home, situated within the established Meadway residential area of Leighton Buzzard. Having been thoughtfully remodelled by the current owners, the property offers stylish and surprisingly spacious accommodation, including a contemporary kitchen/breakfast room, generous lounge with feature media wall, separate study, utility room with WC and an attractive conservatory which has benefited from the installation of an insulated roof. Upstairs are two bedrooms and a family bathroom, while outside there is a low-maintenance enclosed rear garden and a garage situated in a nearby block. Offering an excellent combination of contemporary interiors, flexible living space and a convenient location, this attractive home is ideally suited to first time buyers, professionals or young families. Viewing is highly recommended.

Location:
Meadway is an established residential road on the eastern side of Leighton Buzzard, conveniently positioned for local amenities, schools and recreational facilities. Nearby schooling includes The Rushmere Park Academy, Brooklands Middle School and Vandyke Upper School, while local shops, including a Tesco Express, are within easy reach. Leighton Buzzard town centre offers an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities, together with its popular traditional market. For those who enjoy the outdoors, nearby parks and green spaces provide opportunities for walking and recreation, while the Grand Union Canal offers further attractive routes around the town. Leighton Buzzard mainline railway station provides regular direct services into London Euston, while convenient access to the A5 and surrounding road network offers connections towards Milton Keynes, Aylesbury and the M1.

Ground Floor:
The accommodation begins with a welcoming entrance hall, providing access to the lounge, study and kitchen, plus there is a built-in storage cupboard. The thoughtful remodelling and side extension have created an appealing and versatile layout, with contemporary finishes and well-planned living spaces throughout. The lounge is a particularly attractive reception room, measuring approximately 15'9" x 13'8" and offering generous space for comfortable seating and additional furniture. A stylish feature media wall, incorporating a wall-mounted television, recessed shelving and decorative lighting, creates an impressive focal point, while the tasteful colour scheme and modern flooring contribute to the room's comfortable, contemporary atmosphere. To the rear, the lounge opens into the conservatory, providing a lovely additional living space overlooking the garden. Measuring approximately 11'5" x 8'11", this bright and versatile room has benefited from the installation of an insulated roof, enhancing its practicality and comfort throughout the seasons. With ample space for additional seating and French doors opening directly outside, it creates an inviting setting for relaxation while enjoying the garden outlook. The vendors have taken advantange of a side extension to relocate the kitchen/breakfast room, another particularly appealing feature, fitted with an attractive range of contemporary wall and base units, complemented by contrasting work surfaces, stylish splashbacks and integrated cooking appliances. The generous arrangement offers excellent storage and preparation space, while the breakfast area provides a comfortable setting for informal dining. Its modern finish and well-considered layout make this a practical and attractive space for everyday use. to the rear of the side extension is a valuable utility room, offering additional storage, worktop space and laundry facilities, together with the convenience of a WC. Completing the ground floor is a separate study, positioned towards the front of the property. This useful additional room provides an ideal environment for working from home, with flexibility for use as a hobby room, playroom or occasional guest space if required.

























First Floor:
The first floor offers two well-proportioned bedrooms, both presented in attractive decorative order. The master bedroom is a comfortable double room, measuring approximately 11'11" x 10'9", with ample space for a double bed, wardrobes and additional bedroom furniture. The contemporary decoration and natural light create a pleasant and relaxing environment. The second bedroom offers versatile accommodation, ideally suited as a child's bedroom, nursery or guest room, while also providing the flexibility for additional home working if desired. Completing the first floor is the family bathroom, fitted with a white suite comprising a panelled bath, wash hand basin and WC.

Outside:
The property enjoys an attractive frontage, with a paved area providing a practical approach to the entrance. To the rear, the enclosed garden has been arranged with low maintenance in mind, featuring a generous paved terrace which provides ample space for outdoor furniture, barbecues and entertaining. The garden is enclosed by panel fencing, creating a private outdoor area that can be enjoyed without the upkeep of a traditional lawn. French doors from the conservatory provide a natural connection between the indoor and outdoor living spaces, making the garden particularly convenient for summer dining and entertaining. A gate provides access to a passageway leading towards the front of the property and the nearby garage block.

Garage & Parking:
The property benefits from a single garage situated in a nearby block, accessed via an up-and-over door and providing useful space for secure parking or additional storage. There are also two allocated parking spaces.

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: 962 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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