Palmer Crescent

Leighton Buzzard, LU7 4HY

Price £375,000

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We are delighted to offer for sale with this spacious three bedroom end of terraced family home located in the popular area of Billington Park and located in a quiet gated cul de sac. The property is presented to the market in good decorative order with accommodation comprising; Entrance hallway, cloakroom/WC, kitchen, downstairs living/family room, upstairs lounge/dining room, three double bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, private rear garden, solar panels, additional communal parking space in the mews and driveway parking for one car. Viewing is highly recommended to appreciate the space of this property.

Location:
Palmer Crescent is situated in the heart of the ever popular Billington Park development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its close proximity to a local play area and walking distance to nearby Astral Park and Astral Lake. It 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 at 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:
Enter via the front door into a spacious hallway which provides access to the kitchen/breakfast room, cloakroom/WC, living room/family room and the first floor via the stairs. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. There is a door which leads to the living/ family room which was previously the garage and makes an excellent space for a formal dining room. To the rear is the spacious kitchen which comprises of a range of wall and baseline units, with integrated appliances and a door which leads to the rear garden. Dual aspect windows allows an abundance of light to flow through and there is a courtesy door to the rear garden.

First Floor:
The generous landing receives light through a window to the front aspect, there are doors to the first floor bedroom and living/dining room. To the rear of the property is a generous living/dining room. An array of furniture can easily be assembled, with dual aspect windows allowing for views of the rear garden. To the front is a good sized double bedroom which is currently being used as a study.

Second Floor:
The top floor is home to the generous master bedroom, double bedroom and family bathroom. The master bedroom enjoys views of the rear garden, there is ample storage thanks to the good sized wardrobe. The ensuite is fitted with a modern white suite comprising of a low level WC, pedestal wash hand basin and shower cubicle. A further double bedroom has plentiful storage space with fitted wardrobes and an airing cupboard. The family bathroom comprises of a low level WC, vanity hand wash basin and slipper bath.

Outside:
To the front is a paved driveway with parking and a paved pathway leading to the front door. There is additional communal parking available in the mews. There is gated access to the side leading through to the rear garden. The enclosed rear garden provides two paved patio area and a good sized social area with mature shrubs and borders.

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: 1194 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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