Knaves Hill

Leighton Buzzard, LU7 2SL

Offers In Excess Of £350,000

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YOUR NEXT MOVE

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We are delighted to offer for sale this well proportioned three bedroom semi-detached, situated on Knaves Hill in Leighton Buzzard. Filled with light throughout and offering generous storage, the property is well suited to a range of buyers. Accommodation includes, entrance porch, lounge, dining room, kitchen, three bedrooms and a family bathroom. Additional benefits include a private rear garden, garage, double glazing and gas heating.

Location:
Knaves Hill remains a highly sought-after residential area within Linslade, favoured for its convenient position and family-friendly setting. The property is within walking distance of Leighton Buzzard town centre and the mainline train station, providing direct services into London Euston, making it ideal for commuters. The area benefits from a range of well regarded schooling, green spaces, footpaths and play parks, along with easy access to the Grand Union Canal offering scenic walks and waterside amenities. Road links via the A5 and M1 are also readily accessible.

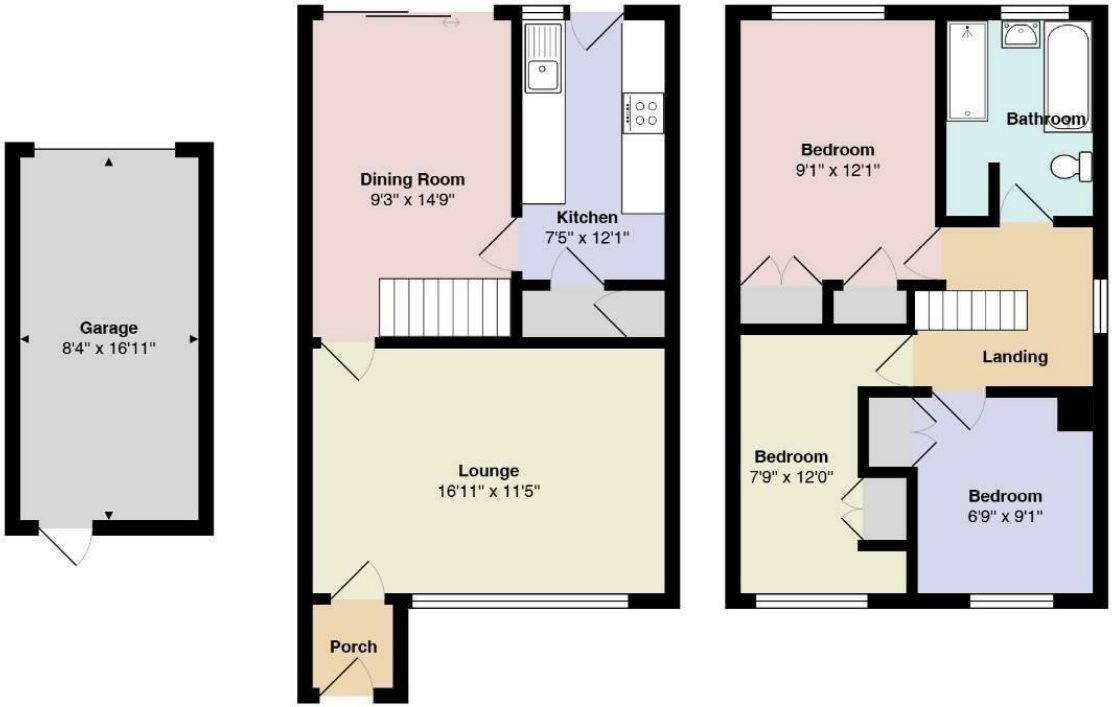
Ground Floor:
The property is entered via a porch, leading through to the lounge, a generously proportioned reception room to the front, benefiting from good natural light. The dining room sits to the rear, with stairs rising to the first floor, and offers ample space for dining room furniture. A sliding patio door opens onto the rear garden, allowing natural light to flood the room and creating a natural connection between indoor and outdoor living. The kitchen completes the ground floor accommodation and has been fitted with a range of wall and base level units with roll edged work surfaces over, offering a practical layout for everyday use with space for a range of appliances. A door leads out to the garden, while a useful storage cupboard provides further practical storage.

First Floor:
Upstairs, the property offers three bedrooms, each light and bright, providing generous proportions along with built in storage cupboards throughout, offering flexibility for family living. The bedrooms are served by the family bathroom, which has been well appointed with a four-piece suite comprising a walk-in shower, panel bath, vanity wash hand basin and low level WC.

Outside:
To the front, the garden is laid mostly to lawn, with a path leading to the front door. To the rear, the garden is laid mostly to lawn with mature borders, and a path leading to the garage, which benefits from a courtesy door for direct access, along with power and lighting. Additional electrical sockets have also been installed outside, ideal for enjoying the garden in the evenings.

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: 893 ft² (excluding garage)

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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