



Greenhill

Leighton Buzzard, LU7 3AE

Price **£695,000**

4 3 3 C

 **QUARTERS**
YOUR NEXT MOVE

Greenhill

Leighton Buzzard, LU7 3AE

We are delighted to offer for sale with no upper chain this spacious and versatile four bedroom detached chalet-style home, situated within this highly regarded residential setting and occupying a generous plot with a southerly facing rear garden. The property offers flexible accommodation across two floors, ideal for a variety of lifestyles, with further potential to reconfigure if desired. Accommodation comprises: Reception hall, lounge, dining room, kitchen/breakfast room, study/family room, four double bedrooms (master with dressing room and en-suite), two bathrooms and additional storage throughout. Viewing is highly recommended.

Location:

Greenhill remains one of Leighton Buzzard's most popular locations, providing a range of generous bungalows and family homes. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.4 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property 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. 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 property is entered via a spacious reception hall which provides a warm and welcoming introduction to the home. The hall includes a built-in storage cupboard and gives access to the ground floor rooms, along with stairs rising to the first floor. The layout offers excellent versatility, with two double bedrooms positioned to the front of the property. The master bedroom is a particularly generous room, benefitting from a separate dressing room and en-suite shower room, while the second bedroom is also a comfortable double with space for a range of furniture. The ground floor bathroom is fitted with a three piece suite comprising a low level WC, wash hand basin and panel bath.

To the rear of the property is the impressive 20ft lounge, a bright and spacious room with ample space for a variety of furniture arrangements and doors opening onto the rear patio. The kitchen/breakfast room is well proportioned and fitted with a range of wall and base level units with roll edged work surfaces over, complemented by a breakfast bar. The room benefits from two built-in storage cupboards and a courtyard door to the side. The dining room is another standout feature, measuring approximately 22ft in length and enjoying doors opening to the patio, making it ideal for entertaining. Steps lead down to a further study/family room, offering additional flexibility for use as a home office, playroom or snug.

First Floor:

The first floor landing provides access to two further double bedrooms and an additional bathroom. Both bedrooms are well proportioned and enjoy views over the rear garden, with useful eaves storage enhancing practicality. The bathroom is fitted with a three piece suite comprising a low level WC, wash hand basin and corner bath.



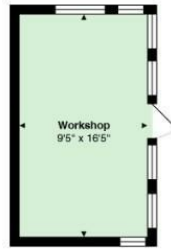


Outside:

To the front of the property is a block paved driveway providing ample off street parking, with the benefit of separate in and out access, and bordered by mature shrubbery which adds to the kerb appeal. The rear garden is a particularly impressive feature, enjoying a desirable southerly aspect. A raised patio area sits directly off the property, ideal for outdoor seating and entertaining, with the full width covered by an electric awning. Steps lead down to a generous lawn bordered by established planting. There is also a substantial 16ft workshop, offering excellent potential for a variety of uses.

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



Outbuilding



Ground Floor



First Floor

Total Area: 2160 ft² (excluding eaves storage, workshop)

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk