



Willow Bank Walk
Leighton Buzzard, LU7 3UR

Price £367,000



QUARTERS
YOUR NEXT MOVE

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Presented to the market, for sale this three bedroom detached family home, situated in a quiet spot in this sought after area, and within walking distance of local schools and amenities. The property is in good order and has accommodation comprising: Entrance hallway, lounge, kitchen, cloakroom/WC, large conservatory, three bedrooms and a bathroom. Additional benefits include double glazing, gas central heating, front and rear gardens, garage and off road parking. Viewing is highly recommended to appreciate this property.

Location:

Willow Bank Walk is a popular mature residential setting for families looking for close proximity to popular schooling, good transport links, local parks and shops. The property sits adjacent to Clipstone Brook which provides a picturesque setting, and 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 as 30 minutes.

Ground Floor:

Enter into a spacious hallway with doors to the kitchen, cloakroom/WC, lounge/diner and stairs to the first floor. The bright and airy kitchen is a good size with a range of wall and base units, built in oven and space for various white goods to suit all needs. A cloakroom/WC is centrally located under the stairs and comprises of a low level WC and vanity hand wash basin. The generous lounge/diner provides ample space for a range furniture and the sliding patio doors to the rear allows access to the conservatory. To the rear is a generous sized conservatory with doors leading out to the well maintained rear garden.





First Floor:

The landing provides loft access, doors to the three bedrooms and family bathroom. To the front aspect is a generous double bedroom which has built in wardrobes. To the rear is a further double bedroom with a built in cupboard, which provides excellent storage. A single bedroom/study sits to the rear and enjoys pleasant views of the garden. A family bathroom completes the upstairs and comprises of a low level WC, vanity hand wash basin and panel bath.

Outside:

The front of the property enjoys a peaceful green with the brook running close by. There is a mature front garden with a range of shrubbery and a path extending to the front door, plus gated access to the rear. The rear low maintenance garden has a generous paved patio area which extends to the side, there is ample space for a shed and various garden furnishings. The garage is accessed via a gated alleyway accessible from the garden.

Garage:

The garage is located in a nearby block which is accessible via 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: 954 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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