



Greenhill
, Leighton Buzzard, LU7 3AE

Guide Price £625,000

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 **QUARTERS**
YOUR NEXT MOVE

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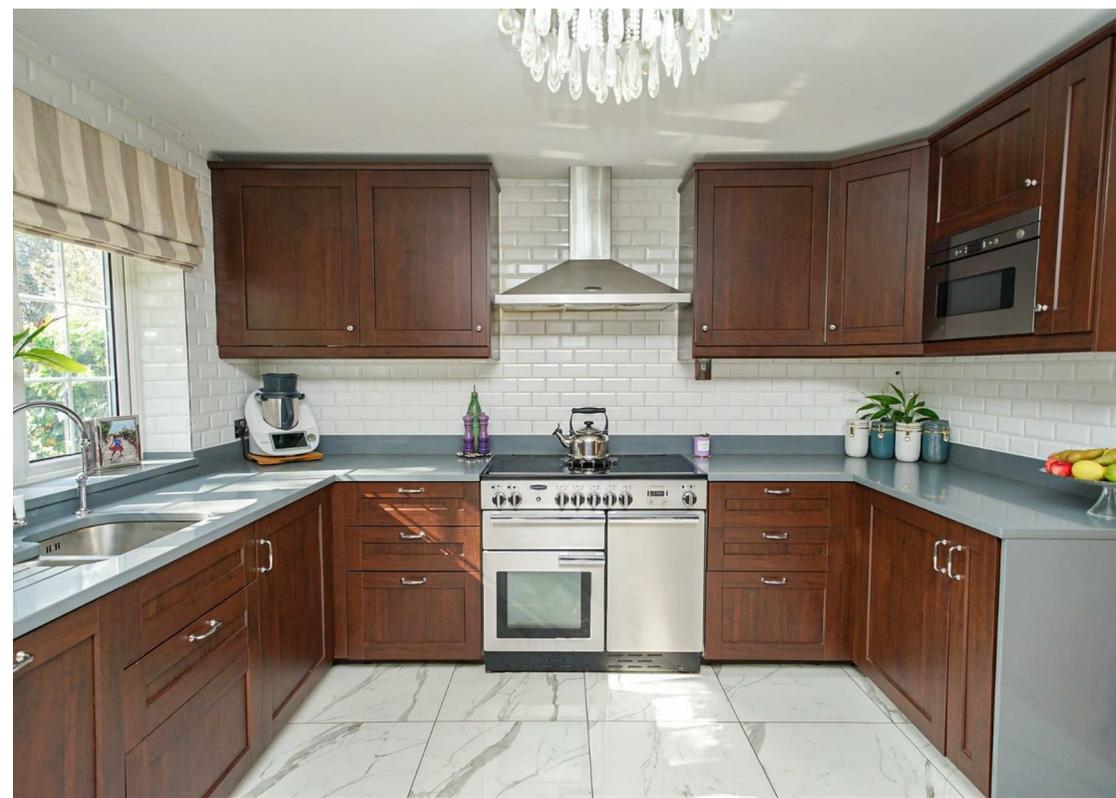
Quarters are delighted to offer for sale this four double bedroom detached family home which is situated on this generous corner plot in this highly sought after road. The property is presented to the market in excellent order and provides spacious and versatile accommodation comprising: Entrance hall, lounge, family room, refitted cloakroom/WC, refitted kitchen/dining room, refitted utility room, four double bedrooms (master with refitted en-suite shower room) and a refitted family bathroom. Additional benefits include gas central heating, double glazing, home office situated within a southerly facing rear garden and ample driveway parking. Viewing is highly recommended.

Location:

Greenhill remains one of Leighton Buzzard's most popular locations, providing a mixture of generous bungalows and desirable 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:

Upon entering the house into the hallway it's immediately evident that the house is themed with stylish decor throughout. There are stairs leading to the first floor with a built in storage cupboard under, and doors leading to the lounge, family room, cloakroom/WC and kitchen/dining room. The lounge faces the front aspect and enjoys plenty of light via a double glazed bay window and there is a feature fireplace providing a pleasant focal point. Also to the front of the property is a family room with plenty of space for a variety of furniture. The cloakroom/WC has been refitted with a beautiful WC with high level cistern and vanity wash hand basin. To the rear of the property, the kitchen/dining room has been refitted to a high specification, and boasts a wealth of storage among it's many features. The tiled floor and work surfaces compliment the fashionable kitchen units, and there are double glazed doors leading to the garden which allow sunlight into this stunning room. Off the kitchen is a bright refitted utility room, which doubles as a home office space for the current owners.





First Floor:

The landing provides access to the four double bedrooms and family bathroom. The master bedroom is situated to the front and includes fitted wardrobes to one wall, and there is a door to the en-suite which is refitted with a low level WC, pedestal wash hand basin and shower cubicle. There is a further double bedroom to the front, and two double bedrooms to the rear, each including a built in wardrobe. The spacious bathroom has been refitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath, with tiling to the floor and walls.

Outside:

The property sits on an enviable plot, with plenty of scope to extend or add an additional outbuilding (STTP). The expansive wall-enclosed block paved driveway allows for multiple cars, and there is a car port situated adjacent to the front door. There is double gated access to the rear garden via a good sized area to the side of the property. The mature southerly facing rear garden enjoys sunlight throughout the day, and includes paved patio areas with the remainder laid mainly to lawn, plus there is a home office in the garden which has been provided with power and lighting.

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: 1580 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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