# Derwent Road

Leighton Buzzard, LU7 2UE

**Guide Price £550,000**

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## Derwent Road

Leighton Buzzard, LU7 2UE

We are delighted to offer for sale this well proportioned three bedroom detached family home, situated in the ever-popular town of Leighton Buzzard. Offering versatile and practical accommodation across two floors, the property benefits from a generous rear garden, a thoughtfully arranged ground floor layout and the added convenience of a downstairs WC, making it an ideal choice for growing families or those seeking flexible everyday living.

**Location:**

Derwent Road is a highly desirable residential road within Linslade, favored by families for its close proximity to both popular schooling and Leighton Buzzard mainline train station, which offers fast direct services to London Euston in around 30 minutes. The area benefits from a wealth of nearby amenities including shops, restaurants and leisure facilities, while also being moments from picturesque countryside walks and the Grand Union Canal. Linslade strikes a perfect balance between commuter convenience and a relaxed, family-friendly environment.

**Ground Floor:**

The ground floor accommodation flows from a welcoming entrance porch into a central hallway, providing access to a generous dual-aspect open plan lounge/diner/kitchen space positioned to the rear, offering an open and sociable environment ideal for both everyday living and entertaining. The kitchen area is complemented by a separate utility room, enhancing practicality. Also on the ground floor is a well-proportioned bedroom, which would make an excellent study if required. The living room is to the front which benefits from a cloakroom/WC with patio doors leading to the front. There is further utility space for additional white goods. A modern wet room provides excellent accessibility, making this level especially suitable for multi-generational living or those requiring ground floor facilities.

**First Floor:**
The first floor presents a flexible arrangement, featuring a generous bedroom/ family room which could alternatively be utilised as an additional lounge if required. A further double bedroom benefits from its own en-suite shower room, creating a private and comfortable retreat. This level offers excellent adaptability to suit changing lifestyle needs.

**Outside:**
Externally, the property benefits from generous private outdoor space with scope for landscaping or personalisation. The home is overlooking countryside with scenic views. The detached nature of the home allows for a sense of privacy, while the inclusion of a carport provides convenient covered parking.

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

## 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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