



Stanbridge Road

Leighton Buzzard, LU7 4QA

Price £365,000

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 **QUARTERS**  
YOUR NEXT MOVE

# Stanbridge Road

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We are delighted to offer for sale this modern three double bedroom semi detached home and further updated and improved by the current owners. The property is situated in this sought after residential location and benefits from a bright and airy feel throughout, with accommodation comprising: Entrance hallway, cloakroom/WC, lounge/dining room, kitchen, three double bedrooms set over two floors (master with refitted ensuite shower room) and a family bathroom. Additional benefits include double glazing, gas central heating, landscaped rear garden and driveway parking for two vehicles. Viewing is highly recommended to appreciate the space and finish of this property.

### Location:

Stanbridge Road remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. 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. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

### Ground Floor:

Enter via the front door into a spacious hallway which provides access to the lounge/diner, first floor via the stairs, kitchen and cloakroom/WC. The stylish kitchen has a range of wall and base line units, it is bright and airy with space for additional white goods. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. The lounge/diner is to the rear, an ambiance of light flows through due to the good sized window and double glazed patio door. There is ample space for a range of furniture





### First Floor:

The landing provides access to both double bedrooms, a generous airing cupboard and a family bathroom, plus there are stairs leading to the second floor. Both double bedrooms have good sized fitted wardrobes and would make an excellent study, if required. The family bathroom competes the first floor and comprises of a low level WC, vanity hand wash basin and panel bath.

### Second Floor:

The landing has a skylight which allows for light to flow through, with space for furniture if required. There are eaves which provides further storage. The master bedroom is a good size with views of the front, there is ample space for furnishings to suit all needs and some eaves providing storage. A door leads to the ensuite which comprises of a low level WC, vanity hand wash basin and shower. A skylight makes a beautiful feature with vast amounts of light flowing through.



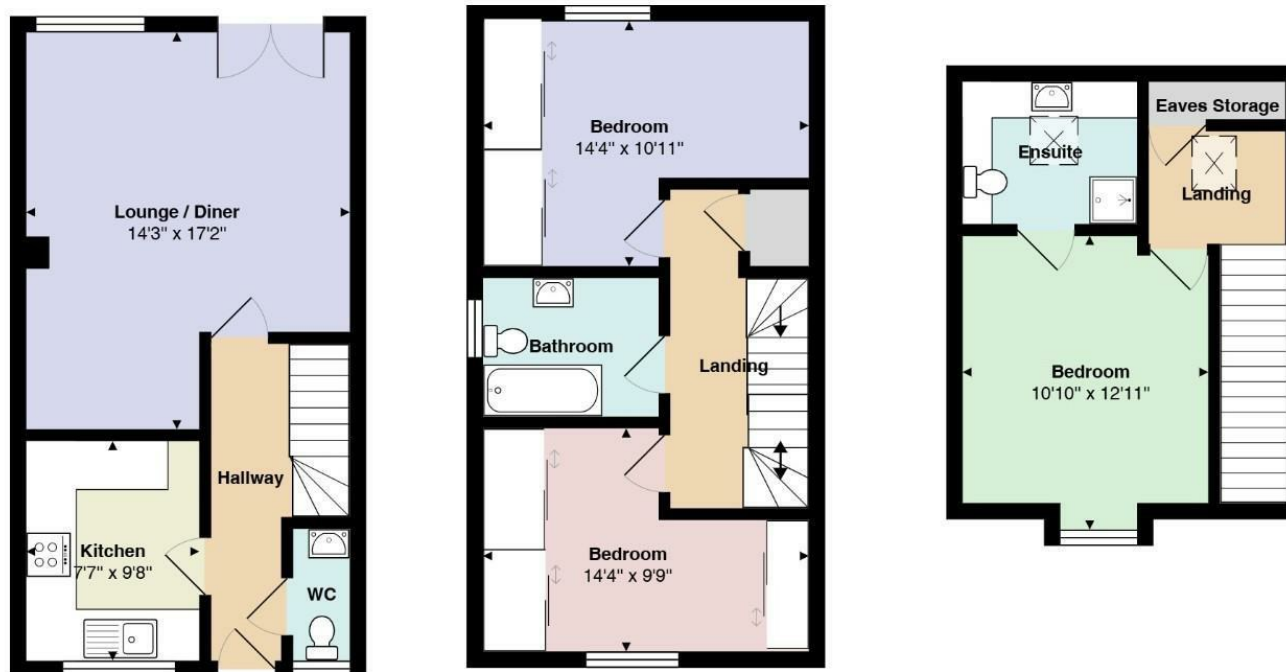
### Outside:

The paved shared driveway provides parking for two cars with the remainder laid to lawn. There is a gate to the side which provides access to the rear garden. The good sized garden has a generous decking area to the front and a paved patio area to the rear, they are ideal for enjoying a summers day. There is a side gate which leads to the front and remainder is low maintenance and is laid with artificial lawn.



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: 1054 ft<sup>2</sup>

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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