Turnham Drive

Leighton Buzzard, LU7 4RS

Offers In Excess Of £325,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this three bedroom family home, situated on the highly regarded modern development of Sandhills and within catchment for the sought-after Greenleas Lower (Kestrel Way), Leighton Middle and Cedars Upper Schools. The property is presented to the market in good decorative order throughout, offering well balanced accommodation ideal for family living. Benefits include double glazing, gas central heating, landscaped low maintenance westerly facing rear garden, driveway and allocated parking. Viewing is highly recommended.

Location:

Turnham Drive is positioned within the desirable Sandhills development, just a short walk from the picturesque Astral Lake. The area is thoughtfully planned and well served by multiple green spaces and play areas, including Astral Park and Pages Park. Sought-after schooling, local shops and everyday amenities are all within walking distance. The location also benefits from excellent transport links, with regular public transport and convenient road access via the A505 and A5 to neighbouring towns including Aylesbury, Bedford and Milton Keynes. Junction 11A of the M1 is within easy reach, providing direct routes towards London and further afield. For those who enjoy the outdoors, the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the 400-acre Rushmere Country Park are all nearby.

Ground Floor:

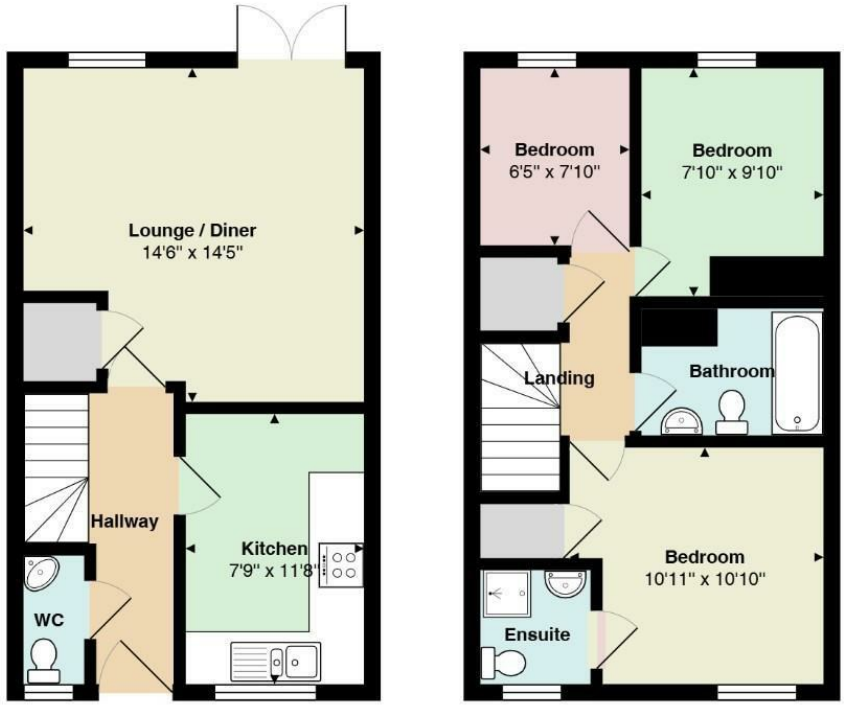
Enter via the front door into a welcoming hallway providing access to the cloakroom/WC, kitchen and lounge/diner. Wood effect flooring flows from the hallway into the lounge/diner, creating a cohesive and practical finish. The kitchen is fitted with a range of wall and base level units and includes integrated dishwasher, fridge freezer, oven and hob with extractor hood over, plus space for a washing machine. The layout offers good work surface space and storage, making it both functional and family-friendly. The lounge/diner is a spacious and versatile room overlooking the rear garden. There is a useful storage cupboard, ideal for coats and shoes, along with ample space for both living and dining furniture. A double glazed patio door provides direct access to the garden, allowing for a seamless indoor-outdoor connection during the warmer months.

First Floor:
The landing provides access to all three bedrooms, the family bathroom and an airing cupboard. The master bedroom is positioned to the front aspect and benefits from a fitted cupboard over the stairs, providing excellent storage, along with additional wardrobe space. The neutral décor enhances the light and airy feel of the room. A door leads to the en-suite shower room, comprising low level WC, wash hand basin and shower cubicle. Bedrooms two and three are located to the rear. Bedroom two is a good sized double room, while bedroom three is a generous single, offering flexibility for use as children's bedrooms, guest rooms or home offices. The family bathroom completes the first floor and comprises low level WC, wash hand basin and panel bath.

Outside:
To the front, a generous shingled driveway provides off-road parking, with a paved pathway leading to the entrance. The westerly facing rear garden has been designed with ease of maintenance in mind and features a decked seating area ideal for entertaining, enjoying plenty of sunlight. The remainder is predominantly laid to artificial lawn with raised planted beds to one corner and enclosed by panel fencing. A rear gate provides access to the allocated 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



Total Area: 781 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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