



Melfort Drive

Leighton Buzzard, LU7 2XN

Guide Price £425,000



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We are delighted to offer for sale this bright and spacious three bedroom link-detached family home, ideally situated in a tucked away position on this highly sought-after residential cul-de-sac in Linslade. Melfort Drive is just a short walk from the mainline train station, local amenities, parks and highly regarded schooling. The property is presented in excellent order throughout, and benefits from a modern layout with generous proportions, making it an ideal home for families or commuters alike. Additional highlights include a refitted kitchen and bathroom, cloakroom/WC, garage, and landscaped rear garden. Viewing is highly recommended.

Location:

Melfort Drive remains a popular residential location in the desirable Linslade area, and boasts a range of well proportioned family homes. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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 Rushmore Country Park.





Ground Floor:

The property is entered via a UPVC front door into a welcoming hallway with stairs to the first floor and a cloakroom/WC conveniently situated close to the entrance. The dual aspect lounge/dining room is a generous 25ft, which provides a lounge area to the front and a dining area to the rear, with a glazed door opening onto the rear garden. There is ample space for a variety of furniture, and wood effect flooring provides a fine finish under-foot. The kitchen has been refitted with a modern range of wall and base level units and includes space for appliances, all set against stylish work surfaces. There is also an integrated fridge/freezer, oven and hob.

First Floor:

Upstairs, the landing provides access to all rooms and includes an airing cupboard. There are two spacious double bedrooms and a further well-proportioned single bedroom. The shower room has been refitted with a modern three piece suite comprising of a walk-in shower cubicle, vanity wash hand basin and low level WC, with complementary tiling to water sensitive areas.



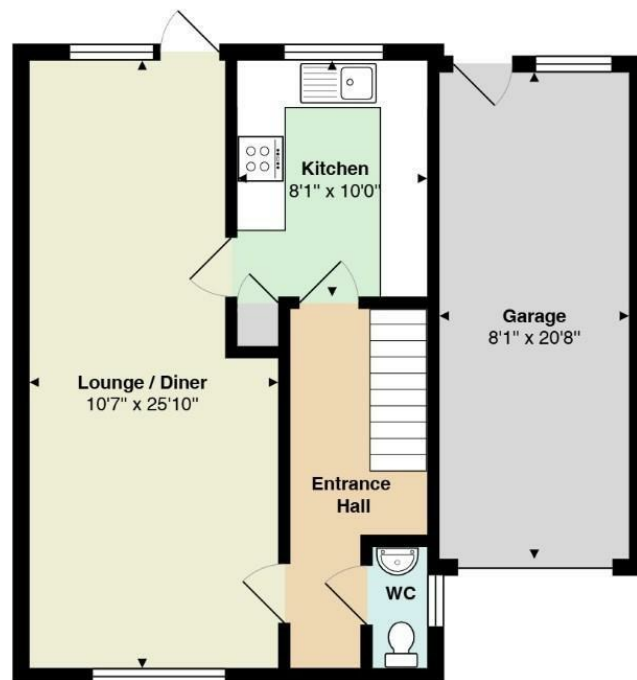
Outside:

To the front of the property is a block paved driveway providing off road parking and access to the garage and front door. The garage benefits from power and lighting and includes a courtesy door to the rear garden. The rear garden has been landscaped to provide a generous paved patio area, neat lawn and further shingled seating area, all enclosed by panel fencing and mature shrubbery to the borders.



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



Ground Floor



First Floor

Total Area: 1062 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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