Cornmill Mews

Leighton Buzzard, LU7 1FY

Offers In Excess Of £400,000

3 | 2 | 1 | B

QUARTERS
YOUR NEXT MOVE

Cornmill Mews

Leighton Buzzard, LU7 1FY

We are delighted to offer for sale with complete upper chain this three bedroom home is an exclusive development consisting of 13 homes set in a private close. The property comprises of the following accommodation: Entrance hallway, cloakroom/WC, lounge/diner, kitchen, three bedrooms (ensuite to master) and a bathroom. Additional benefits include double glazing, gas heating, parking and garden. The properties have been finished to a high specification including stylish kitchens with integrated appliances, flooring to kitchens & bathrooms and allocated parking, with an EV charger, and further visitor parking. Undoubtedly the advantage of this location is that you would be within just a short walk of the Town Centre and mainline Train Station with the additional benefit of having a Waitrose store also within this proximity.

Location:

The centrally located private road of Cornmill Mews is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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:

Enter via the composite front door into the hallway which provides access to the kitchen, lounge/diner and cloakroom/WC. The well proportioned open plan lounge/diner has a bright and airy feel and easily accommodates a range of living and dinging room furniture.. A convenient fitted cupboard provides extra storage. The stylish kitchen has a range of base and wall line units with an integrated oven, dishwasher and fridge/freezer and washing machine. The cloakroom/WC comprises of a low level WC and vanity hand wash basin.

First Floor:
The landing provides access to two of the three bedrooms and the family bathroom .A generous double bedroom, with its bright and airy dual windows allows for plenty of light to flow through. variety of furnishings to suit all needs can easily be arranged. A further bedrooms faces the front aspect and would make an excellent single room or study. The bathroom is in the heart of the upstairs and comprises of a low level WC, vanity hand wash basin and bath with shower over.

Second Floor:
The master bedroom is a generous size and there is ample size for furnishings and benefits from built in wardrobes providing extra storage. A door leads to the enuite which comprises of a walk in shower, low level WC and vanity wash hand basin.

Outside:
The block driveway provides parking for one car and complete with an EV charger and there is further visitor parking available. The low maintenance rear garden is a good size with a patio area providing space for entertaining. and artificial grass. The garden office has power and lighting. A gate provides access to the side of property.

Agents Note:
The Vendor advises of the following charge:

£550.00 PA which is shared between the private road and covers the upkeep of the road and waste.

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: 999 ft² (excluding garden office)

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk