



Billington Road

Leighton Buzzard, LU7 4TH

Offers In Excess Of £400,000

3 2 3 D

A row of four icons: a bed icon with the number '3', a bathtub icon with the number '2', a sofa icon with the number '3', and a staircase icon with the letter 'D'.

 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this rare to the market, extended three bedroom semi-detached family home, ideally positioned along the popular Billington Road in Leighton Buzzard. Offering well-proportioned and versatile accommodation throughout, the property is particularly well suited to growing families and those seeking generous living space combined with a mature garden and off-street parking. Viewing is highly recommended.

Location:

Billington Road is situated within walking distance of the historic market town centre, which provides a range of shops, restaurants and bars, as well as the regular market. The property is set at the end of a private driveway and in a quiet spot, also 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:

The ground floor is entered via a welcoming and spacious entrance hall, which sets the tone for the accommodation and provides stairs rising to the first floor along with access to the principal living areas. The ground floor flows in a largely open-plan arrangement, beginning with a bay-fronted lounge to the front of the property, offering ample space for a variety of furniture and centred around an electric fireplace as a focal point. This area opens through to a further sitting area, ideal as a playroom or secondary lounge, which in turn leads into the dining room. The dining room is an excellent size, comfortably accommodating a family-sized table and enjoying a pleasant outlook over the rear garden via double glazed sliding doors, which also flood the space with natural light. Wood-effect flooring continues through into the kitchen, which is fitted with a range of wall and base level units and provides spaces for a variety of appliances. A rear lobby gives further access to the garden and leads to a practical ground floor shower room.





First Floor:

To the first floor, the landing provides access to all three bedrooms, the family bathroom, loft space and an airing cupboard. The principal bedroom is positioned to the front and is a bright and airy room benefitting from a bay window. Bedroom two is a well-proportioned double room overlooking the rear garden, while bedroom three is a single room, also enjoying a rear aspect.

Outside:

Externally, the property is approached via a walled front boundary with a pathway leading to the front door. A driveway runs along the side of the property providing off-street parking, with double gates opening into the rear garden where the driveway continues to the garage. The rear garden is a particular highlight, being mature and generous in size, featuring a substantial paved patio area ideal for outdoor entertaining, leading to a lengthy lawn bordered by established shrubs and planting. Positioned behind the garage is a timber shed and greenhouse, providing further practical storage and growing space.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 1114 ft² (excluding garage)

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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