



Beech Tree Lane
Leighton Buzzard, LU7
Price £275,000



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Q **QUARTERS**
ESTATE AGENTS

EST. 2011

Beech Tree Lane, Leighton Buzzard, LU7 0TS

Quarters are delighted to offer for sale with no upper chain this superb first floor maisonette located in the ever popular Buckinghamshire village of Wing and just a short drive to the mainline train station. The stand out features of this property are the share of freehold benefitting from no maintenance charges or ground rent, enclosed private garden, as well as covered carport parking. This modern home provides bright and spacious accommodation comprising: Private entrance with stairs to landing, open plan kitchen/lounge/dining room, two bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing and gas central heating. Viewing is highly recommended.

Entrance Hall:

Private entrance via composite front door. High level double glazed window to side aspect. Telephone point. Stairs to first floor.

First Floor Landing:

Double panel radiator. Single panel radiator. Built in storage cupboard. Loft access. Doors to kitchen/lounge/dining room, bedrooms and bathroom.

Kitchen/Lounge/Dining Room:

23' x 11'8

Double glazed doors to Juliet balcony. Two double glazed windows to side aspect. Two single panel radiators. Television point. Telephone point. Fitted kitchen comprising: Stainless steel sink with cupboard under. Further range of wall and base level units with work surface over. Integrated dishwasher, washing machine, fridge freezer, oven and four ring gas hob with hood over.

Master Bedroom:

13'2 x 7'9

Three double glazed windows to dual aspects. Single panel radiator. Built in wardrobes. Television point. Telephone point. Door to:

En-Suite:

Double glazed window to front aspect. Single panel radiator. Ceramic tile floor. Fitted suite comprising: Low level WC, pedestal wash hand basin and shower cubicle. Tiling to water sensitive areas.

Bedroom Two:

13'3 x 11'7

Double glazed window to rear aspect. Double panel radiator.

Bathroom:

Single panel radiator. Ceramic tile floor. Fitted suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas.

Outside:

Front:

Path leading to private front entrance.

Rear:

Paved rear garden enclosed by walls and panel fencing.

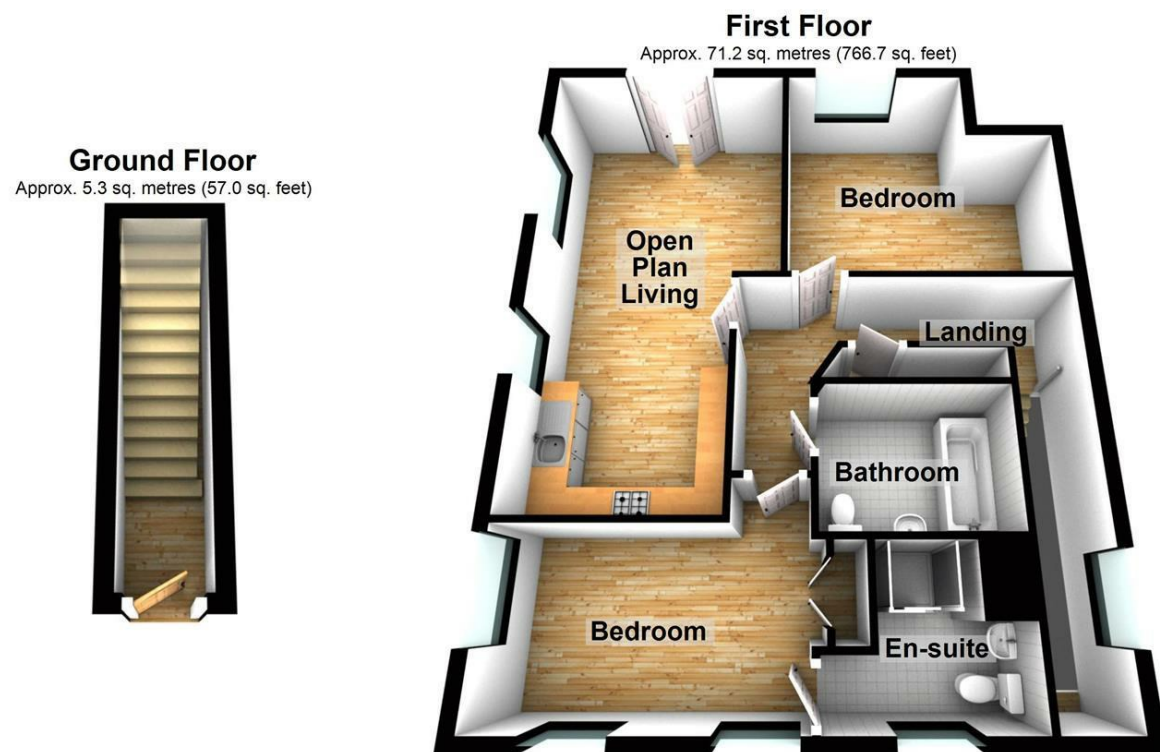
Carport:

Covered carport port for one car.

Agents Note:

This property owns a share of the freehold with neighbouring maisonette. There are no service charges or ground rent.

Floor Plan



Total area: approx. 76.5 sq. metres (823.7 sq. feet)

Map



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